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INCORPORATED VILLAGE OF CEDARHURST  
BOARD OF TRUSTEES  
June 8, 2022  
7:30 P.M.

APPLICATION BY PEARSALL ROCK LLC

P R E S E N T:

MAYOR BENJAMIN WEINSTOCK  
DEPUTY MAYOR ARI BROWN

MYRNA ZISMAN  
ISRAEL WASSER

DANIEL PLAUT  
EVAN NEWMAN, VILLAGE ATTORNEY

SALVATORE EVOLA, VILLAGE CLERK-TREASURER,  
BOARD TRUSTEES

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JAMES ANTONELLI, CONSULTANT  
WILLIAM BONESSO, ATTORNEY FOR THE APPLICANT

ROBERT ESCHBACHER, ENGINEER  
JOHN CAPOBIANCO, ARCHITECT

DANIEL HYMAN, ARCHITECT  
REBECCA GOLDBERG, ARCHITECT

DAVID TEPPER, ARCHITECT  
BARRY NELSON, REAL ESTATE APPRAISER

DEBRA SMITH,  
Court Reporter

1           MAYOR WEINSTOCK: My name is  
2 Benjamin Weinstock. I am the mayor of  
3 the Village of Cedarhurst, as most of  
4 you know me.

5           Before we formally begin tonight's  
6 proceedings, I just want to make you  
7 aware of two housekeeping items.

8           Number one, should you need a  
9 restroom, it's out the back and to your  
10 right. And if you have a cell phone --  
11 I am sure everybody has one -- it would  
12 be a good time to silence it if you  
13 haven't already done so. Thank you.

14           Today is Wednesday, June 8, 2022,  
15 the time is just past 7:30, and I call  
16 this meeting of the Board of Trustees  
17 of the Village of Cedarhurst to order.

18           I would ask everyone to kindly  
19 rise as our village  
20 clerk/treasurer/administrator leads us  
21 in the pledge of allegiance.

22           (Pledge of allegiance recited.)

23           MAYOR WEINSTOCK: Thank you very  
24 much.

25           Sal, if you don't mind, call the

1           role, take attendance of the board.

2           VILLAGE CLERK: Mayor Benjamin  
3           Weinstock?

4           MAYOR WEINSTOCK: Present.

5           VILLAGE CLERK: Deputy Mayor Ari  
6           Brown.

7           MAYOR WEINSTOCK: Sal, Deputy  
8           Mayor Brown is not here tonight. He  
9           asked me to read this letter on his  
10          behalf:

11                  Good evening, everyone. My  
12                  sincerest apologies for not being here  
13                  this evening to attend and welcome you  
14                  to this meeting.

15                  I'm lucky to be blessed with seven  
16                  children, the youngest of whom is now  
17                  at this very moment graduating from  
18                  high school.

19                  I have been asked by many my  
20                  opinion of the project. I have always  
21                  stated that I have not made any  
22                  decision and I'm taking in all the  
23                  facts and information as well as  
24                  community input as it comes in.

25                  I believe that in my capacity as

1 deputy mayor, my first obligation is to  
2 the residents of the village of  
3 Cedarhurst, your concerns about traffic  
4 impact and aesthetic values being  
5 paramount.

6 As your friend and neighbor, I  
7 view the project and issues through the  
8 lens of a 31-year-resident that has  
9 raised seven children in the community.  
10 What will affect your family will  
11 affect mine as well.

12 I commit to study any and all  
13 plans, watch and listen to interviews  
14 and statements, and we will work with  
15 the Board to make a fair and honest  
16 decision.

17 Respectfully, Ari Brown.

18 So I am going to hand a copy of  
19 this so you can put it in the record so  
20 it's part of tonight's proceedings.

21 Ladies and gentlemen, let me  
22 thank -- I am sorry.

23 VILLAGE CLERK: Trustee Myrna  
24 Zisman?

25 TRUSTEE ZISMAN: Here.

1 VILLAGE CLERK: Trustee Israel  
2 Wasser?

3 TRUSTEE WASSER: Present.

4 VILLAGE CLERK: Trustee Daniel  
5 Plaut?

6 TRUSTEE PLAUT: Present.

7 MAYOR WEINSTOCK: We have a  
8 quorum, correct?

9 VILLAGE CLERK: Yes.

10 MAYOR WEINSTOCK: Ladies and  
11 gentlemen, let me thank you for taking  
12 the time to come to this meeting  
13 tonight -- and I welcome you here -- so  
14 that everyone can be informed and  
15 participate in the process.

16 I also want to thank the  
17 administration for Lawrence public  
18 school system for making the cafeteria  
19 of the high school available to us for  
20 tonight's meeting, and I want to thank  
21 the men and women of the Nassau County  
22 Police Department Auxiliary Police  
23 Force for providing security and  
24 assistance tonight.

25 What I am going to do next is

1 outline what's happening tonight and  
2 what's not happening tonight so that  
3 everyone has an understanding of what  
4 the process is all about.

5 You'll recall that we had a  
6 hearing on August 4, 2021. This is a  
7 continuation of that hearing. And  
8 there are two actions tonight that are  
9 being presented for concurrent hearing,  
10 as was on August 4th.

11 The first action is the village's  
12 proposed adoption of an overlay  
13 incentive zoning district.

14 The second is an application by a  
15 developer called Pearsall Rock LLC to  
16 build a total of 112 residential units  
17 in three buildings on the site under  
18 the incentive overlay zoning district  
19 if the village adopts that district.

20 The body conducting the hearings  
21 is the Village Board of Trustees, which  
22 is comprised of myself as mayor and our  
23 village trustees, who are sitting  
24 before you to my far right:

25 Trustee Danny Plaut, to my

1 immediate right; Trustee Israel Wasser,  
2 to my left; Trustee Myrna Zisman; and,  
3 of course, Ari is our deputy mayor and  
4 trustee but he is not present with us  
5 tonight, but he will read all the  
6 information in all the transcripts.

7 Also seated at our table tonight  
8 is our village administrator and clerk,  
9 Salvatore Evola. We will be joined  
10 shortly by our village attorney, Evan  
11 Newman.

12 We have at the far left at the end  
13 of the table, our planning and zoning  
14 consultant, Mr. James Antonelli.  
15 Mr. Antonelli is the president of West  
16 Side Engineering. He has degrees in  
17 engineering from Hofstra University and  
18 Penn State and he also holds a degree  
19 in urban and regional planning from  
20 Indiana University.

21 The developer and his  
22 architectural legal and planning  
23 advisors, are present tonight, and they  
24 will be introduced as we bring them up  
25 to speed.

1           Many people spoke at our last  
2 meeting, and most of the speakers  
3 expressed concern over the impact of  
4 the project on traffic.

5           As part of the applicant's  
6 expanded environmental assessment form  
7 is a traffic study that was performed  
8 by Cameron Engineering, who is the  
9 applicant's traffic consultant.

10           That study concluded that the  
11 project would not produce a material  
12 adverse effect on traffic.

13           The Board listened carefully to  
14 the public comments, the questioning  
15 that took place, and we also were  
16 concerned about the correctness of the  
17 Cameron study, so the village hired an  
18 independent traffic engineer to review  
19 the Cameron study, to conduct whatever  
20 additional traffic counts and  
21 investigations that were needed, and to  
22 advise the Board regarding the traffic  
23 impacts of the project. That engineer  
24 is here tonight and we'll hear from him  
25 as well.

1           Also in tonight's hearing, we set  
2           aside time for people that didn't  
3           previously have an opportunity to speak  
4           to be able to address the Board.

5           And time permitting, at the  
6           conclusion of the developer's  
7           presentation, we'll open the floor  
8           again to everyone, meaning people who  
9           haven't yet spoken, and people who have  
10          previously spoken but wish to speak  
11          again.

12          In order to be able to speak, you  
13          need to fill out one of those speaker  
14          cards that are in front of Mr. Evola  
15          and hand them in. We're keeping them  
16          in little piles. So you'll have an  
17          opportunity to speak in the order that  
18          the cards are delivered.

19          So what I am going to be doing is  
20          allowing -- what we're going to do is  
21          we're going to have people who haven't  
22          previously spoken speak first. We're  
23          going to do that until about 8:30 or  
24          until we don't have any additional  
25          speakers, whichever one comes first.

1           At that point, we will have the  
2           report from the independent traffic  
3           engineer who was hired by the village.  
4           Following that, the developer will make  
5           the presentation.

6           UNKNOWN SPEAKER:   Why don't we  
7           have the report first?

8           MAYOR WEINSTOCK:   Because I'm  
9           running the meeting.   To maintain  
10          decorum, we require any member of the  
11          public who wants to speak tonight to  
12          simply fill out those cards which I  
13          mentioned.

14          What I would like to say is the  
15          process that we're engaged in is  
16          intended to be civilized, organized,  
17          and to give everybody, including the  
18          applicant, a full and fair opportunity  
19          to describe what their concerns are,  
20          what the purpose of the project is and  
21          how it works, and what the reasons for  
22          approval are or not.

23          So I sincerely ask that we rise to  
24          the occasion and act with patience,  
25          respect, and decorum.   For that reason,

1           cheering or booing the comments from  
2           the applicant or the speaker is  
3           inappropriate because this is not a  
4           sporting event, it's not a wrestling  
5           match; it's serious legal proceeding  
6           which impacts lives of many people in  
7           this room.

8                     On a final note, let me just  
9           express that this hearing is not a  
10          debate; therefore, all comments should  
11          be directed to the Board.

12                    If you have a question for the  
13          developer or a consultant, express it  
14          to the Board, not directly to the  
15          applicant or to the speaker. The Board  
16          will then either ask the question to  
17          the appropriate person on the spot,  
18          maybe will choose to gather up several  
19          questions that are similar and present  
20          it together at one time, maybe we'll  
21          request a written response, maybe we'll  
22          take some other action. We will see as  
23          the questions come up.

24                    The Board, however, does have the  
25          right to ask questions, and you may

1 find that we will periodically  
2 interrupt the presentation if we feel  
3 that we need clarification or we may  
4 choose to defer our questions to a  
5 little bit later.

6 So to begin, I am going to hand  
7 the microphone off to Mr. Evola and he  
8 will invite one by one people to have  
9 an opportunity to speak who haven't  
10 previously spoken.

11 There is a microphone on the  
12 podium in front of us. That's where  
13 you go to speak. There is a time clock  
14 next to Mr. Evola, a three-minute time  
15 clock.

16 Each speaker will be allowed three  
17 minutes to speak. If you are in the  
18 middle of a sentence, I don't expect  
19 you to stop but I also don't expect to  
20 you run on and on and on.

21 And to be fair to everyone here,  
22 there are a lot of people; we want to  
23 make sure that we get as many people's  
24 voices expressed tonight as possible.

25 Thank you.

1                   Mr. Aaron Zerykier.

2                   MR. ZERYKIER:   Good evening,  
3                   Mr. Mayor, Board, applicant.  I am  
4                   here, for the record, as an individual.  
5                   I don't represent anyone but myself.

6                   As the mayor discussed, the first  
7                   part of this proceeding is to vote on  
8                   the overlay district.  Without the  
9                   overlay district, there is no Pearsall  
10                  Project.  And for that reason, I am  
11                  going to address the overlay district  
12                  and ask the village a few questions,  
13                  which I understand you have no  
14                  obligation to answer, but at the same  
15                  time, I believe that your constituents  
16                  who are in this room want and deserve  
17                  an answer to.

18                  A few different questions for you.  
19                  Under the applicable law, why is this  
20                  not spot zoning?  At the end of the  
21                  day, the applicant's own secret study  
22                  says that this will only affect two  
23                  properties in the village of  
24                  Cedarhurst.  By definition, that  
25                  appears to be spot zoning.

1           Second question for you. Why did  
2           the village not place on its website a  
3           copy of the statute that's being voted  
4           on tonight?

5           Now, here's where this becomes  
6           more interesting. The applicant  
7           provided a copy of the statute annexed  
8           as Exhibit A to its report. The  
9           applicant SEQR study provides a very,  
10          very different standard for the SEQR  
11          analysis.

12          Does that not make the entire SEQR  
13          plan that's before you invalid? What I  
14          mean by that specifically is the report  
15          provides that the proposed statute,  
16          which is what was presented to Nassau  
17          County, is that any property or  
18          assembly property that meet three  
19          criteria, at least .75 acres in area,  
20          located on the corner of a street  
21          having two frontages with at least one  
22          side abutting the village boundary, and  
23          wholly zoned general district or  
24          municipally owned. That's the  
25          definition of what was analyzed in the

1           SEQR study.

2                   However, the statute you're  
3           considering is very different. It  
4           says, located in close proximity to  
5           public transportation stations, notably  
6           the LIRR, or wholly zoned general  
7           business, or municipally owned.

8                   How is the SEQR study before you  
9           proper? How is the SEQR study before  
10          you sufficient in order for you to move  
11          forward? Because as I am sure this  
12          Board is aware, you need to have a  
13          proper SEQR study as part of your  
14          making your zoning decision.

15                   Another question. If you look at  
16          your actual, either the standard  
17          proposed by the proponent in their  
18          plan, which is not the statute we're  
19          considering, they failed to consider at  
20          least one property, which is the  
21          Gourmet Glatt property.

22                   If you consider the statute as  
23          being proposed, they failed to  
24          consider -- I can give you the  
25          addresses. May I finish, Mr. Mayor?

1           They failed to consider at least  
2           six -- I'm sorry, five different  
3           addresses. And I can give you the  
4           section, blocks, and lots which could  
5           be rezoned under the applicable statute  
6           that you are apparently voting on.

7           That would be 650 Central Avenue,  
8           Section 39, Block 254, Lot 107; 81  
9           Grove Street, which is HAFTR High  
10          School; 614 Central Avenue, Section 39,  
11          Block 258, Lot 5; 375 Pearsall Avenue,  
12          right directly across the street,  
13          Section 41, Block 96, Lot 202; and if  
14          you want to consider in close proximity  
15          to the LIRR, the Shulamith High School  
16          plot, which is currently up for sale,  
17          which is 2.2 acres, which is Section  
18          39, Block 311, and Lot 10.

19          In addition, you also can  
20          conceivably under the statute before  
21          you consider ripping down every single  
22          one of the multi-family buildings that  
23          are currently in the village and have  
24          them make a new application under the  
25          current statute.

1           So, these are the questions I pose  
2           to you, which I believe your  
3           constituents would like answers to, and  
4           I think they raise serious legal issues  
5           that precludes this vote -- this Board  
6           from voting.

7           If this Board does not hold a vote  
8           tonight, I respectfully request the  
9           opportunity to review all additional  
10          submissions made by any applicant or  
11          any other interested party and have the  
12          opportunity to respond in kind.

13          Thank you for your time.

14          (Applause.)

15          MAYOR WEINSTOCK: Mr. Zerykier,  
16          thank you for that presentation. These  
17          are questions that you raised, looking  
18          for a legal conclusion or legal answer.  
19          Our village attorney will review them  
20          and make a determination as to  
21          whether -- how and whether to address  
22          them.

23          We are not voting on anything  
24          tonight. I should have mentioned that.  
25          There is not going to be any vote on

1 anything taken tonight to approve or  
2 not approve the ordinance, to approve  
3 or not approved the proposed  
4 development.

5 You will have an opportunity -- as  
6 you know, you have the opportunity to  
7 review the files of the village by  
8 filing a FOIL request and we'll make  
9 the information available to you.

10 MR. ZERYKIER: Just a point of  
11 order, I did file one. I filed one  
12 last year. It was ignored. I filed  
13 another two days ago.

14 MAYOR WEINSTOCK: I assure you  
15 this one will not be ignored. You will  
16 get what you are looking for.

17 VILLAGE CLERK: Next speaker,  
18 Ms. Danit Zerykier.

19 MS. ZERYKIER: Good evening. I'm  
20 not as amazing as a speaker as my  
21 husband, but I'll do my best.

22 My name is Danit Zerykier. I also  
23 have a few questions that I feel need  
24 to be addressed to all of your voters  
25 in public before a vote takes place.

1           And those are: Does any of the  
2           Board, including ones currently not  
3           present, have any personal investment  
4           or interest in this project?

5           Is the village aware of the  
6           lawsuits between the project owners and  
7           the allegations made against each  
8           other?

9           Does any of the Board have any  
10          other personal investments or  
11          relationships with Howard Fensterman,  
12          one of the investors on this project?

13          Why do we trust that they are  
14          going to keep to any of what they put  
15          forward if they were delinquent in  
16          paying their taxes, which resulted in a  
17          sale of the tax liens on the project  
18          properties?

19          Those are all my questions.

20          MAYOR WEINSTOCK: Mr. Bonesso,  
21          there was a conflict of interest  
22          statement filed on the application?

23          MR. BONESSO: Yes.

24          MAYOR WEINSTOCK: Do you know if  
25          anybody or does your client know if

1 anybody sitting here has any interest  
2 in the project?

3 MR. BONESSO: To my understanding,  
4 to my knowledge, no. There is no one,  
5 no trustee that has any interest in or  
6 mayor who has any interest in the  
7 project.

8 MAYOR WEINSTOCK: Mr. Bonesso's  
9 answer, because he doesn't have the  
10 microphone, is that to his knowledge,  
11 nobody sitting before you, the mayor or  
12 any of the trustees, has any interest  
13 in the project.

14 I will state emphatically that I  
15 have no absolutely no economic or other  
16 relationship with the developer or with  
17 the project. I'm not an investor; I'm  
18 just the mayor of the village.

19 VILLAGE CLERK: Next, Mr. Zeke  
20 Fagan.

21 UNKNOWN SPEAKER: The other two  
22 questions, where are the answers?

23 MAYOR WEINSTOCK: They will be  
24 addressed. I am not addressing them  
25 now.

1           The question was, what about the  
2           other two questions about the owners  
3           and Mr. Fensterman. I don't know  
4           anything about it but it will be  
5           addressed.

6           MR. FAGAN: First of all, I want  
7           to thank the Board for setting up this  
8           event.

9           Number one --

10          MAYOR WEINSTOCK: Your name?

11          MR. FAGAN: Zeke Fagan.

12          Number one, there is a lot of  
13          hypocrisy and anger around this  
14          project.

15          You know, I grew up in this  
16          neighborhood. I am 30 years old. I  
17          grew up here all my life. To be  
18          honest, I got married to a girl here  
19          and it's unaffordable to live here. I  
20          don't have the money to buy a house and  
21          buy up lot and tear down an \$800,000  
22          house and then rebuild it up. It's  
23          unaffordable.

24          So my options are, I go to Far  
25          Rockaway and I live in a one-bedroom

1 and it cost me \$2,500 a month, and I  
2 got to walk to my parents in  
3 Cedarhurst.

4 Having said that, this project  
5 gives my friends, a lot of your kids,  
6 the opportunity to live in this  
7 neighborhood they may have not had  
8 before.

9 And to me, it's frustrating  
10 because I grew up here, I wanted to  
11 live here, and right now it's just not  
12 possible. This project gives us that  
13 opportunity.

14 Having said that, there's no  
15 flyers going around, stop big houses,  
16 stop Summit project houses that nobody  
17 else cares about, so why do we care  
18 about this? We're denying the  
19 opportunity for our kids to live here.  
20 That's what's we're doing.

21 In regards to traffic, Pearsall is  
22 the worst block in the neighborhood.  
23 It is the worst block. My  
24 understanding, I was by the August  
25 event, the developer mentioned that

1           they're going to be extending the  
2           street five feet. To me, I mean,  
3           that's a huge win. That street is a  
4           disaster. I've had ten potholes in ten  
5           years.

6                     If we wanted to stop traffic,  
7           let's stop the North Woodmere people  
8           from coming in here that go to Gourmet  
9           Glatt, and they go to all our  
10          restaurants. Wouldn't that help?

11                    Does 100 apartments or so stop  
12          traffic? The traffic is already a  
13          travesty. Rockaway Turnpike is already  
14          a travesty. If you leave at 9:00,  
15          you're in trouble anyways. It doesn't  
16          change -- 100 houses doesn't change, in  
17          my opinion.

18                    Lastly, from my understanding,  
19          regardless, a developer is going to  
20          build something, either commercial or  
21          residential. Isn't commercial worse?  
22          Isn't trucks worse? All day, trucks  
23          coming in and out, the traffic on  
24          Pearsall.

25                    So, you know, I just don't

1 understand it. It gives us the  
2 opportunity to have our kids to live  
3 here. We want our kids to live here,  
4 and we're stopping the opportunity.  
5 It's very sad.

6 Thank you for your time.

7 (Applause.)

8 VILLAGE CLERK: Shoshana Walker.

9 MS. WALKER: Hello. Hi. I came  
10 because I think I am the only person  
11 who actually lives on Pearsall Avenue,  
12 and I have lived there for 26 years.  
13 As it is now, it's intolerable.

14 Number one, that you took parking  
15 away, now people are speeding, actually  
16 speeding with cars that purposely make  
17 a lot of noise late into the night, 11,  
18 12, 1, it doesn't matter. The noise,  
19 it's scary. So that's number one. It  
20 became very dangerous. It's very  
21 dangerous.

22 Number two, with the pizza place  
23 on the corner and people parking where  
24 it clearly says "No stopping any time,"  
25 nobody does anything about it.

1           They actually close off a whole  
2           lane that way. And the owners don't do  
3           anything and the police don't do  
4           anything. I've called the police many  
5           times. They don't even come.

6           Plus, we have the trucks. We have  
7           delivery trucks. We have, you know,  
8           commercial offices on the street. And  
9           as it is now, there's no room for this  
10          traffic.

11          How in the world are you going to  
12          have, like, I don't know how many,  
13          let's say three-bedroom apartments  
14          where potentially a family could have  
15          four cars, you know? You'd have four  
16          adults in a family. How are you going  
17          to -- how are you going to have -- how  
18          are you going to accommodate traffic  
19          when already there is no place for cars  
20          on our street?

21          So, I don't believe that whoever  
22          did a study, I don't see how it's  
23          possible without actually living and  
24          seeing it on a daily basis for 26 years  
25          that they understand the problem,

1 including the developers, or especially  
2 the developers. You know, I don't  
3 think they care.

4 Anyway, that's it.

5 MAYOR WEINSTOCK: Thank you,  
6 Ms. Walker.

7 (Applause.)

8 VILLAGE CLERK: Next, Avrami  
9 Lieberman.

10 MR. LIEBERMAN: Thank you for  
11 giving us time to speak and express --

12 MAYOR WEINSTOCK: Can you use the  
13 microphone?

14 MR. LIEBERMAN: Thank you very  
15 much for allowing us to speak and  
16 giving us the time tonight. I want to  
17 bring a few things here to discuss.

18 I think there is a lot of  
19 misunderstanding of what is trying to  
20 be done here.

21 MAYOR WEINSTOCK: I think you  
22 should let the audience know what your  
23 affiliation is.

24 MR. LIEBERMAN: Yes. Avrami  
25 Lieberman. My father, actually, is

1 Tommy Lieberman, one of the developers  
2 of the property. I, myself, own  
3 property in Cedarhurst. I bought and  
4 sold plenty. I have businesses in Far  
5 Rockaway and Cedarhurst, and I have a  
6 lot of interest. I'm actually the one  
7 who found the property, and hope to  
8 continue building.

9 So, a few things I'd like to bring  
10 out here. The project itself will  
11 greatly enhance the whole neighborhood,  
12 especially Pearsall Avenue, Pearsall  
13 Street. It will be widened. The  
14 sidewalk will be made. The block will  
15 turn into a tree-lined block, okay,  
16 which right now, I don't know if there  
17 is a tree that exists on it.

18 It's created of broken sidewalk,  
19 potholes, and cars parked all over the  
20 place. The street will be widened.  
21 The traffic flow will move at a much  
22 smoother pace, number one.

23 Number two, I think that the  
24 opposition over here is trying to  
25 create an atmosphere of a cancel

1 environment, where they believe that if  
2 they have enough opposition discussing  
3 what they want and what their feelings  
4 are, this property will continue to  
5 stay empty, as it is now.

6 Well, let me tell you, that's not  
7 the plan. The plan is that we will  
8 build, God willing, and it will either  
9 be a residential property or a  
10 commercial property.

11 Unfortunately to them, I think the  
12 short-sightedness has gotten to them  
13 and they don't realize that the future  
14 of this neighborhood and community will  
15 be the future generations, for the  
16 seniors and for the juniors.

17 I, myself, have spoken to many of  
18 my friends who live here and family.  
19 They have a lot of interest in this  
20 project. A lot of offers even. They  
21 want to buy units presale.

22 They do not want to voice their  
23 opinion due to the fact that obviously  
24 they are friends with people in the  
25 opposition and they don't want to cause

1 any machlokot, they don't want to cause  
2 any fight, which I understand a hundred  
3 percent. That's the beautiful thing  
4 about this community. But just  
5 understand that the silent group is  
6 very, very strong over here.

7 I want to bring out another thing.  
8 The traffic study was done by the  
9 development side. It came out in a  
10 very positive way, so much so that the  
11 city, I believe, wanted a new study  
12 done within their own agency, which  
13 they did. And it again showed the fact  
14 that the traffic will not be an issue.

15 I think the problem that we're not  
16 understanding here is we're talking  
17 about 100 residential units, 112 units.  
18 People will be living in there and  
19 walking to Central Avenue.

20 I think the issue is we have to  
21 get people out of their cars, on to the  
22 street, walking, bicycle lanes, maybe  
23 even a tram on Central Avenue.

24 But the issue is not this project.  
25 This project is a project for people

1           who will be walking to Central Avenue,  
2           eating Gourmet Glatt, and taking the  
3           Long Island Railroad. These people  
4           have four or five cars in their parking  
5           lot. I think that's the issue.

6           Thank you very much.

7           (Applause.)

8           VILLAGE CLERK: Tommy Lieberman.

9           MR. BONESSO: Mr. Lieberman is  
10          going to speak in the closing.

11          VILLAGE CLERK: Next, Michael  
12          Feldman.

13          MR. FELDMAN: Hello, Board. Thank  
14          you for taking the time. I don't come  
15          here with any legal background, any  
16          scientific studies, just personal  
17          experience.

18          Looking for a house after three  
19          years living in this community where my  
20          wife is from, it's a process that is  
21          difficult and challenging. And knowing  
22          that this project is just going to give  
23          more opportunities for young couples to  
24          live.

25          Also when, you know, parents, you

1 know, starting to downsize, making sure  
2 that if we're here, they're going to be  
3 nearby.

4 Giving people more opportunity  
5 find places of comfort in a very  
6 challenging Five Towns environment to  
7 find a home is something that I'm  
8 looking forward to, that, you know, God  
9 willing that project can be built so  
10 that, you know, my family has an  
11 opportunity to move somewhere.

12 I grew up in a small town in  
13 Chicago, or outside of Chicago, and all  
14 the apartments that they were built,  
15 there is parking for the cars.

16 People -- you know, it brings a  
17 community together. It doesn't create  
18 traffic that I see when I'm driving  
19 down Rockaway Turnpike for the Amazon  
20 Warehouse and Chick Filet.

21 I'm more scared of that coming  
22 into the neighborhood than having more  
23 families in the neighborhood nearby  
24 that we can, you know, build a  
25 community around within an apartment

1 complex, families coming together.

2 To me, it's a beautiful thing to  
3 have, more people within this  
4 community, because it's such a great  
5 community, and hopefully we will give  
6 them the opportunity to build this to  
7 give many families a home.

8 Thank you.

9 (Applause.)

10 VILLAGE CLERK: Pinchos Oratz.

11 MR. ORATZ: Thank you, Mr. Mayor,  
12 the Board, and thank you for always  
13 being there for us and listening to the  
14 concerns of the residents. It's very  
15 much appreciated that you always  
16 understand our needs but yet you  
17 understand the current needs while  
18 looking towards the future, to the  
19 future of this wonderful community.

20 We don't take for granted there  
21 are many communities that tend to be  
22 short-sighted, keep outsiders out,  
23 don't look to grow, and even make it  
24 uncomfortable for insiders, for  
25 residents to stay in that community as

1           they age.

2                       Specifically, when it comes to the  
3           Pearsall Project, I think it is a  
4           tremendous net positive gain for the  
5           community, extremely significant, and I  
6           am very much in favor of it.

7                       The potential, firstly, as was  
8           mentioned, to turn this site into an  
9           industrial site where you have trucks  
10          coming and going, even one truck, two  
11          trucks, three trucks a day turning down  
12          that block would be a disaster, much  
13          worse than a residential area where you  
14          tend to have snowbirds or people are  
15          living there a few months a year.

16                      This isn't just coming from  
17          hearsay, this is coming from having  
18          experience, where we have family,  
19          grandparents who lived in the Regency,  
20          other family members who lived in the  
21          Regency.

22                      I've been there well over a  
23          hundred plus times. I have never, ever  
24          once had a traffic delay issue at all  
25          when going to the Regency or any of the

1 other apartment complexes in the  
2 neighborhood.

3 You know, these are people that  
4 are there a few months a year.  
5 Generally, senior citizens that are  
6 walking locally and looking to  
7 downsize.

8 So, the industrial would be far  
9 worse. And I really ask everybody in  
10 the community as a member of the  
11 community to consider that.

12 Secondly, as was mentioned,  
13 parents, grandparents, great  
14 grandparents, are looking to downsize.  
15 They're looking to go somewhere.

16 Unfortunately, after my  
17 grandparents passed away in the  
18 Regency, I've received dozens of phone  
19 calls for their apartment. Too close  
20 to their passing, but dozens of phone  
21 calls where people wanted their  
22 apartment. Friends, people who have  
23 been here opposing the project have  
24 called me for that very apartment.

25 And this is a demographic that our

1 community is very full of people that  
2 have lived there for decades and are  
3 now aging to some degree and are  
4 looking to downsize, where now young  
5 couples can buy those houses, move in  
6 and reinvigorate the community with  
7 them moving on to this type of housing.  
8 So it just seems like a tremendous home  
9 run.

10 Then as was mentioned as well,  
11 just the whole canceling mentality is  
12 something that's a bit concerning. I  
13 don't think we shouldn't let -- whoever  
14 suggested not letting people from  
15 outside shop here, I don't think that's  
16 a good idea.

17 We want people coming here. We're  
18 not looking to limit people who are  
19 shopping at Gourmet Glatt. We're not  
20 looking to make hours or limit the  
21 number of cars that people have in  
22 their homes.

23 We might have a traffic issue,  
24 yes, with Rockaway Turnpike, Amazon,  
25 Costco, and we should look for

1 solutions undoubtedly.

2 A beautiful project on that block,  
3 where that block is literally the worst  
4 block in the community, where I have  
5 passed by many times in the evening --  
6 I will be brief and finish. Many times  
7 in the evening, I have seen teenagers,  
8 vagrants shooting firecrackers in that  
9 area, and having a industrial warehouse  
10 where you have potentially truck  
11 drivers hourly, temporary laborers, is  
12 not something that anybody could think  
13 will be positive or anything positive  
14 for the neighborhood.

15 I'm not just speaking out of turn;  
16 I, myself, live here approximately 25  
17 years, and I have offices from my place  
18 of work as well.

19 And both, after I built a brand  
20 new home in the neighborhood, a  
21 synagogue opened up one house away from  
22 me. When I rented my office space,  
23 right after I rented my office space, a  
24 synagogue opened up next door to my  
25 offices.

1           I did not complain. My neighbors  
2 did not complain. And there's  
3 tremendous traffic. I'm willing to bet  
4 significantly more traffic from those  
5 synagogues daily, several times a day,  
6 than this project will ever bring. But  
7 myself and my neighbors, understanding  
8 the net positive, were very much in  
9 favor and did not complain or say a  
10 word.

11           Just as sort of some degree of  
12 evidence, parenthetically, there was a  
13 house for sale on Summit a few weeks  
14 ago. Myself, some other friends,  
15 parents, and grandparents from the  
16 neighborhood went to look at the house.

17           The house was put on for sale at,  
18 approximately, 8, 9:00 in the morning.  
19 The house was off the market in several  
20 hours and it sold for significantly  
21 more than the asking price because  
22 people want to live in this  
23 neighborhood despite knowing of the  
24 project, because a residential project  
25 with snowbirds versus an industrial is

1 something that will be beautiful and  
2 only enhance the community.

3 Thank you so much.

4 (Applause.)

5 VILLAGE CLERK: Miriam Oratz.

6 MAYOR WEINSTOCK: Ladies and  
7 gentlemen, my deputy mayor and trustee,  
8 Ari Brown, Mazel Tov on your daughter's  
9 graduation. Thank you for joining us.

10 (Applause.)

11 MS. ORATZ: Thank you to the mayor  
12 and to the entire Board for allowing me  
13 to get up here and speak for a few  
14 minutes.

15 Hi. Thank you to the mayor and to  
16 the entire Board for allowing me to  
17 come up and speak for a few minutes.

18 My name is a Miriam Oratz. I'm  
19 here in support of and very much in  
20 favor of the approval of the Pearsall  
21 project.

22 I am a native of the Five Towns  
23 and have lived here for 41 years. I am  
24 also a proud resident of the Village of  
25 Cedarhurst for the past 24 years.

1 I'm truly grateful for  
2 aesthetically pleasing, comfortable,  
3 clean, pleasing community that this  
4 village has become.

5 Having lived here all these years,  
6 I can honestly say I have watched the  
7 community grow and change and involved  
8 into what we share and call home.

9 It is because of the various  
10 changes and development over the years  
11 that we can all agree that the Five  
12 Towns is one of the most beautiful and  
13 wonderful places to live in and raise a  
14 family.

15 If not for all the change,  
16 construction, upgrades and  
17 developments, the Five Towns would not  
18 look or have the same feel that we all  
19 experience today.

20 Home after home has been expanded  
21 and upgraded and/or completely knocked  
22 down and built from scratch. And if  
23 you drive around today, it's incredible  
24 to see how the neighborhood has been  
25 transformed over the four decades that

1 I have been here.

2 Dozens of shuls have been built.  
3 Ever popular Regency building is sold  
4 out. Updated stores, supermarkets,  
5 restaurants are all projects that have  
6 paved the beautiful look of the  
7 community that we all -- that have all  
8 been approved by the local village  
9 board, as they were deemed as an  
10 enhancement to the overall community.

11 The Pearsall Project will also  
12 enhance our community and should be  
13 approved.

14 I wonder how many can remember  
15 when the 878 highway was miles of  
16 forest, forest land, which was dark,  
17 creepy, and scary to walk by alone? At  
18 the time, there was community  
19 opposition and many public hearings  
20 before the 878 highway was developed.

21 Despite the resistance from the  
22 community, the approval and development  
23 of the 878 highway enhanced the area  
24 for the community at large and created  
25 a better flow of traffic in and out of

1 the Five Towns and better access to the  
2 beaches.

3 Perhaps we need additional  
4 development to improve the access of  
5 traffic; however, back in the 80s and  
6 90s, we needed to have the forward  
7 thinking individuals to spearhead and  
8 approve the process for the good of the  
9 overall community despite all the  
10 resistance.

11 Pearsall is one of the few  
12 remaining dilapidated and ugly streets  
13 in the area. It is in desperate need  
14 of restoration and development.

15 I can understand a few neighboring  
16 properties may not be happy about the  
17 project, but for the entire rest of the  
18 hundreds of people who drive or walk by  
19 daily, the Pearsall project will be a  
20 huge enhancement.

21 It will not only look beautiful  
22 and modern and clean, it will also  
23 provide many other benefits to our  
24 local families, including apartments  
25 for young couple just starting out and

1 not ready to buy a home yet or parents  
2 looking to downside and to be near  
3 their children, grandchildren, and  
4 great grandchildren.

5 They will also make Pearsall look  
6 like it belongs in the Five Towns  
7 instead of the eyesore that it is right  
8 now.

9 As a 41-year native of the Five  
10 Towns, the Pearsall Project has my  
11 vote. I hope the Board will agree to  
12 approve it for the benefit of the  
13 larger community.

14 Thank you.

15 (Applause.)

16 VILLAGE CLERK: Sam Wieder.

17 MR. WIEDER: Hi. My name is Sam  
18 Wieder. Thank you for giving me the  
19 opportunity to voice my opinion over  
20 here. Basically, it's not really an  
21 opinion; it's just mere effects.

22 I happen to live in 260 Central  
23 Avenue, which is the Regency, and I  
24 suspect and believe that the project on  
25 Pearsall Avenue aims at more or less

1 the same clientele as the Regency on  
2 Central Avenue.

3 I can attest to the fact that in  
4 the Regency -- and I have been going in  
5 and out from the parking lot on a daily  
6 basis a few times -- few days -- few  
7 times a day.

8 To me, I mean, I didn't count the  
9 number of cars, but to me, the parking  
10 lot looks always half empty, or half  
11 full. Whether it's 40 or 45 or 50 or  
12 55, I didn't count the number of cars  
13 when I come in, but it always looks to  
14 me like half empty.

15 I don't remember the last time  
16 when I either came down the ramp to the  
17 parking garage or leaving the parking  
18 garage that there was a car either  
19 behind me or in front of me going the  
20 same direction.

21 So if I'm correct in my assumption  
22 that the Pearsall Project aims to serve  
23 the same type of clientele, I really  
24 don't see a problem with the issue of  
25 parking.

1 I don't know the reason. Maybe in  
2 the Regency, the 140 units, maybe only  
3 half the people own cars. Maybe  
4 they're away most of the year or half a  
5 year in Florida, vacation. I don't  
6 know, and I'm not going to speculate,  
7 but the fact is that the traffic coming  
8 in and out of the Regency is extremely,  
9 extremely light. I never had an issue.

10 The only issue that I have on  
11 Central Avenue is that when the traffic  
12 slows down because of the light on the  
13 corner of Central and Rockaway, that's  
14 the only issue that I have.

15 Now, on the other hand, in  
16 addition to that, my office was on  
17 Pearsall Avenue, on 333 Pearsall  
18 Avenue. I believe -- I am not sure,  
19 but I believe the building is about 17,  
20 18, or 19,000 square feet.

21 It was horrendous with the parking  
22 there, and I really -- I strongly  
23 believe that the owner of this building  
24 would need probably another 50, 60  
25 parking spots over there.

1           Every time when I came out in the  
2 middle of the day to go grab a lunch or  
3 a meeting, I came back, somebody was  
4 parking in my spot. I had my name and  
5 it was reserved for me. I had to call  
6 a few times towing company to tow the  
7 car away.

8           So, again, I'm not a scientist,  
9 I'm not a researcher, but just from  
10 plain citizen just looking at the  
11 street and looking what's going on, if  
12 this street, this lot, is going to turn  
13 out to be a commercial property,  
14 whether offices or light warehouses, or  
15 whatever, I think it's going to be bad  
16 news. I think the traffic is going to  
17 be much greater on the street than the  
18 hundred somewhat units of condominiums.

19           Thank you very much.

20           (Applause.)

21           VILLAGE CLERK: Eli Kutner.

22           MR. KUTNER: Hello. My name is  
23 Eli Kutner. I live in Lawrence.  
24 Cumberland, as a matter of fact. Just  
25 a few points. First of all, I know the

1 developer from a distance and I know  
2 him to be a very respectable and  
3 menschlach human being, and I have no  
4 doubt that if this project did go  
5 forward, that it would be done with the  
6 most diligence and care.

7 Also, I appreciate all the points  
8 that everyone made, and if the building  
9 would go through, I would certainly,  
10 certainly lock up a few for my kids in  
11 advance. I would definitely buy units  
12 in these buildings.

13 However, I should also state that  
14 I am a trustee of the Incorporated  
15 Village of Lawrence. I in no way  
16 represent the village whatsoever and I  
17 am coming merely as an individual.

18 I think it comes down to one  
19 issue. Obviously, I'm a fan of  
20 gentrification, you know, taking  
21 neighborhoods and making them nicer,  
22 fighting blight.

23 I think there is one issue it  
24 comes down to, and I would really like  
25 this to be able to happen.

1           Unfortunately, the primary emergency  
2           route for the -- for all of Lawrence  
3           and even people from Cedarhurst is  
4           Rockaway Turnpike.

5           We have to call the line somewhere  
6           of where it's going to be too much  
7           development.

8           I am sorry, gentlemen, is there a  
9           problem?

10           MAYOR WEINSTOCK: We're getting a  
11           note.

12           (Pause.)

13           MR. KUTNER: So, just getting back  
14           to my point. I think it just comes  
15           down to that it's a main thoroughfare  
16           where we cannot -- it cannot  
17           tolerate -- we know other previous  
18           neighborhoods that have experimented  
19           with even healthy growth.

20           If you want to go to Monsey or  
21           Lakewood these days, you can't. Why?  
22           Simply because the roads and the  
23           infrastructure was not built to hold  
24           more people than it has.

25           I want housing for my kids in

1 Lawrence. I want to buy them homes. I  
2 don't want my kids to live away from  
3 me. I just moved my parents into the  
4 Regency, with my brothers.

5 I'm a big fan of once it's already  
6 there, but I think we have to draw the  
7 line. I think it's a safety issue. If  
8 you ever needed, heaven forbid, to  
9 evacuate, heaven forbid it should  
10 happen, we're talking about backup.

11 You are going to say it's only  
12 100, 150 cars, but you don't know.  
13 We're talking about development. It's  
14 a fundamental question: Do we grow the  
15 Five Towns and share it for everyone  
16 and let more and more people come,  
17 which I would love to do, or do we have  
18 to say that we have to maintain the  
19 character of a bedroom suburban  
20 community?

21 I live in -- I like houses. I  
22 have houses on my street. I don't want  
23 an apartment building or condo building  
24 in view, and I don't think a lot of the  
25 people do.

1 (Applause.)

2 MR. KUTNER: I just learn from my  
3 experiences. And, again, I represent  
4 the Village of Lawrence in no way, but  
5 that you do have to think of the  
6 greater good.

7 I think in this case, that would  
8 dictate that, unfortunately, somehow we  
9 have to come up with an alternative or  
10 at least keep all cars away from  
11 Rockaway Turnpike.

12 Thank you.

13 (Applause.)

14 VILLAGE CLERK: Monte Rosenzweig.

15 MR. ROSENZWEIG: Hello, and thank  
16 you for taking our comments.

17 I am a resident of Cedarhurst,  
18 have been for about 20 years. I have a  
19 business locally in Lawrence.

20 I just wanted to express, I've  
21 been a little frustrated in the last  
22 couple of months hearing a lot of  
23 feedback from many people, many  
24 friends, acquaintances that don't live  
25 in Cedarhurst speaking about --

1           opposing, very often, the project.

2                   I feel that they're kind of -- I  
3 almost think when people come up, we  
4 should be saying where we live.

5                   I live on West Broadway in  
6 Cedarhurst. I think it's important to  
7 know who is the biggest stakeholders,  
8 which are us, the residents of  
9 Cedarhurst.

10                   I support, in general, the concept  
11 of the project. I think that -- not  
12 with a blank slate. I mean, that's why  
13 hopefully the village board will -- the  
14 trustees will do the right thing as far  
15 as making sure things are done in a  
16 proper way.

17                   But the general opposition, the  
18 knee-jerk reaction of any project that  
19 comes up is rejected I think is unfair  
20 to the owners of the property, whoever  
21 they are. I don't know them  
22 personally.

23                   I think it's unfair to, as people  
24 intensioned, the younger people and the  
25 older people that want to either stay

1 in the community or move to the  
2 community, or also, you know, it's a  
3 lot of people that -- a lot of people I  
4 have heard opposing the project. Many  
5 cases, some of them are people who have  
6 been expanding their homes.

7 It's okay to double the size of  
8 their house or increase their house by  
9 30 percent, adding another bathroom to  
10 the cesspool -- to the sewer system,  
11 not the cesspool. Thank God we have  
12 sewers.

13 -- to the sewer system, which is  
14 one of the issues that I bring up about  
15 infrastructure. But people, you know,  
16 they'll be fine with expanding their  
17 own house, they'll be fine with  
18 building another shul at the corner.  
19 Everyone is good with that. But then  
20 when it comes to this project, it seems  
21 like a lot of knee-jerk reaction.

22 Let me see if there is anything  
23 else I wanted to mention. Basically,  
24 yeah, I think that's it. So, yeah, not  
25 a blanket approval, but basically

1            hopefully you will you guys will keep a  
2            good check on whatever is going on.

3            Thank you.

4            (Applause.)

5            VILLAGE CLERK:    Next speaker is  
6            David Schwab.

7            MR. SCHWAB:    Good evening.    My  
8            name is David Schwab, and I am a  
9            resident of the Village of Lawrence,  
10          and I work on Pearsall Avenue in  
11          Cedarhurst.

12          My wife and myself have been  
13          living in Lawrence for just about 30  
14          years.    Moved in when I was 30, so that  
15          makes me that age that's starting to  
16          think about downsizing.

17          So let me start by saying I  
18          wholeheartedly fully support this  
19          project and I encourage the Board to do  
20          so as well.

21          (Applause.)

22          MR. SCHWAB:    I have been living on  
23          Pearsall Avenue for five or six years.  
24          Office building is great.    I think my  
25          landlord is here.    I'm not saying that

1           for him; I'm saying that for me.

2                     But it is a commercial building,  
3           and parking is a problem. But the  
4           bigger problem is that Pearsall Avenue  
5           is a blighted street. It runs all the  
6           way from Gourmet Glatt to Rockaway  
7           Turnpike.

8                     As we know, the street is narrow.  
9           It's like a runway out of Gourmet  
10          Glatt, and there isn't enough room.  
11          And it is an ugly eyesore for the  
12          neighborhood.

13                    I believe that this project will  
14          solve every one of those issues. The  
15          street will be widened. The traffic  
16          study that has been done, both the one  
17          that was sponsored by the developer as  
18          well as the village's own study, both  
19          support the idea that it will not  
20          negatively affect anyone in the  
21          neighborhood.

22                    So anyone that talks to you about  
23          the traffic being an issue here, that's  
24          not a traffic study expert, has  
25          absolutely no say.

1 (Applause.)

2 MR. SCHWAB: Many of the points  
3 that I wanted to make have been made  
4 already by some of the other people  
5 that many support the project.

6 I would like to add that as a --  
7 now a 60-year-old, my wife and myself  
8 in the neighborhood, our children are  
9 now married, many of them have looked  
10 to purchase homes in the neighborhood  
11 that are out of their price range.

12 They have looked to rent  
13 apartments in the neighborhood or even  
14 buy apartments in the neighborhood and  
15 there are none to be had.

16 So I welcome a project that will  
17 be able to provide apartment living  
18 both for seniors as well as for young  
19 couples, two and three-bedroom  
20 apartments.

21 There is a tremendous shortage of  
22 this in the neighborhood, and I think  
23 this will add greatly to the shortage  
24 that we have. Reduce the shortage, I  
25 should say.

1           So, overall, I welcome the  
2 project. I think it's good for the  
3 Five Towns. It's good for Cedarhurst.  
4 It's good overall. The traffic is not  
5 an issue, as has been emphasized by  
6 others as well.

7           And as someone who's been living  
8 here for three decades, I believe this  
9 is a win for our neighborhood.

10          Thank you.

11          (Applause.)

12          VILLAGE CLERK: Next, David Hance.

13          MR. HANCE: Good morning,  
14 everybody. Mr. Mayor, the Board. My  
15 name is David Hance, and I'm a resident  
16 of the fine town of Inwood. I own  
17 property in Lawrence, close proximity  
18 to the project at hand.

19           I just wanted to say in general, I  
20 am in favor of any kind of development  
21 that would bring a need to the  
22 community and also enhance the  
23 community.

24           I don't envy your job, Mr. Mayor  
25 and the Board. A lot of people are for

1           it; a lot of people are against it. I  
2           think we have to remove emotions and  
3           just go with pros and cons. A sheet of  
4           paper with the pros, a sheet of paper  
5           with the cons.

6                    Is there a need for it? Would  
7           these units sell? I really do think  
8           so. I've seen housing situations,  
9           illegal basements, terrible, terrible  
10          housing, and just the prospect or the  
11          idea of high quality housing in an area  
12          where there is a need on a block that's  
13          semi-commercial -- semi, you know, it's  
14          not a hundred percent, there's office  
15          buildings and other commercial  
16          businesses -- would be, you know, a  
17          good place. It's not like it's being  
18          built in the middle of, you know, the  
19          small town or residential block.

20                   I was here with many of you many  
21          years ago when a school was converted  
22          to housing, the Regency. And at that  
23          time -- you may have your notes --  
24          there was a lot of doom and gloom:  
25          This is not going to be good, this is

1 going to be a problem, where will all  
2 these people go?

3 Well, years later, I think we all  
4 can agree the Regency is a wonderful  
5 addition to our neighborhood.

6 (Applause.)

7 MR. HANCE: Getting back to the  
8 pros and cons, the town, the community  
9 would benefit. You know, will benefit.  
10 Additional taxes. Beautiful building  
11 built with hopefully the latest green  
12 technologies. It will solve a housing  
13 shortage while benefiting the  
14 community.

15 Now, on the con side, yes, there  
16 could be some traffic impacts. But I  
17 would say, I think we could do  
18 something about working on that, you  
19 know.

20 Anything you do with that  
21 property, be it this project or not,  
22 there are going to be pros and cons,  
23 but I think this project really has the  
24 minimum number of cons.

25 Traffic and, unfortunately, I

1 think the line at Haagen-Dazs might be  
2 a few extra minutes, but we'll deal  
3 with that.

4 Thank you, everybody, and thank  
5 you for allowing me to speak.

6 (Applause.)

7 VILLAGE CLERK: Susan Samson.

8 MS. SAMSON: I'm a local resident  
9 of Cedarhurst, long-time resident of  
10 Cedarhurst, lived here since I have  
11 been a teenager.

12 I'm sitting up here listening to  
13 all these people speak, and I admire  
14 the developer's son who actually  
15 admitted his connection to the project.

16 I have listened to all these  
17 people come up with their support, and  
18 none of them have actually admitted  
19 their connection to the project.

20 I think it's very dishonest, all  
21 these people coming up talking, none of  
22 them are admitting to their connection  
23 to developers, their investors. It's  
24 completely dishonest.

25 (Applause.)

1 MS. SAMSON: We have one person  
2 actually citing, apparently he knows  
3 the new traffic study, which apparently  
4 we were told none of us can find out  
5 until later in the presentation, so I  
6 find that very interesting.

7 I think it's honest, we should  
8 have concerns about how it's going to  
9 impact the traffic, how it's going to  
10 impact how we can get in and out of  
11 town.

12 People on Summit, we're inquiring  
13 how it's going to affect. We're going  
14 to have building four stories high over  
15 our heads. The shopping, the parking  
16 lots.

17 I mean, it's very nice everyone  
18 goes, oh, no one is going to have cars,  
19 no one is going to drive. I have  
20 elderly in-laws. They drive  
21 everywhere. They have doctors'  
22 appointments. They go to department  
23 stores. They go to Target. They drive  
24 everywhere. They only go to Gourmet  
25 Glatt on Central Avenue. This is

1 concern to us. They go to Brooklyn.  
2 They don't only stay in town and walk,  
3 and they're certainly not going to be  
4 riding their bicycles.

5 People expand their houses, yes,  
6 but they don't add extra cars because  
7 they have an extra bathroom. When  
8 there are over 100 something units,  
9 there are going to be more cars.

10 I mean, we're not obviously  
11 thinking that the place is going to  
12 stay empty, but this project can be  
13 scaled down. It can be smaller  
14 projects, less units, which will impact  
15 the neighborhood less, less cars.

16 So, I mean, we're not obviously  
17 putting our heads in the sand saying it  
18 should stay empty but we are asking to  
19 scale down the project and just have  
20 less impact on us, on our lives, not  
21 having our backyards exposed to  
22 everybody up there.

23 That's what I have to say at the  
24 moment.

25 Thank you.

1 (Applause.)

2 VILLAGE CLERK: Nachman Siegal.

3 MR. SIEGAL: Thank you very much.

4 My name is Nachman Siegal. I live  
5 on Atlantic Avenue, about a block away  
6 from Pearsall off Rockaway Turnpike.

7 I have a few questions I would  
8 like to ask.

9 I did not see any of the data or  
10 presentations. I would like to know if  
11 this was researched and considered as  
12 the water pressure on our block and  
13 many of my neighbors constantly  
14 complain about it. I wanted to know if  
15 that was evaluated, how it would impact  
16 or if infrastructure would be built to  
17 increase water pressure, to be able to  
18 address the needs of any kind of  
19 development. Same thing with water  
20 quality.

21 The other question about power,  
22 around summer where there are  
23 brownouts. I know it's across the  
24 town, but increasing amount of units,  
25 if the amount of infrastructure will be

1           addressed.

2                   As many know, it seems almost  
3 impossible to make a left turn off  
4 Pearsall on to Rockaway Turnpike. I'd  
5 like to know if a traffic light has  
6 been considered. It's just more and  
7 more people. Sometimes ten cars long  
8 are waiting to make a turn, especially  
9 after a train just went by.

10                   One last question is: With so  
11 much demand, as you could see so many  
12 people are reserving apartments for  
13 their loved ones or for themselves, how  
14 would it really be affordable housing?  
15 Everybody keeps saying "affordable,"  
16 but I didn't really see a number.

17                   And if it will be like the  
18 Regency, I'm not sure if that's really  
19 considered affordable for many people,  
20 young couples just starting out.

21                   So, yes, I know different  
22 demographics, but for the range in the  
23 people interested in apartments in the  
24 area, I'm not sure how much that will  
25 help.

1 Thank you very much.

2 (Applause.)

3 VILLAGE CLERK: Next, Mr. Saul  
4 Friedman.

5 MR. FRIEDMAN: Good evening. My  
6 name is Saul Friedman. It's a pleasure  
7 to address everyone here tonight. I've  
8 lived in Lawrence my whole life, and I  
9 generally love it here. Currently, I  
10 reside in an apartment on Doughty  
11 Boulevard with my wife and two  
12 beautiful children.

13 When I initially looked for an  
14 apartment, I could not find anything.  
15 It was a real issue. But I eventually  
16 was lucky to find a suitable apartment.

17 The lack of options for young  
18 couples was evident, and I saw how many  
19 of my friends gave up searching and  
20 finally decided to move elsewhere.

21 The fact that many of my friends  
22 had to pick up and leave was  
23 unfortunate, especially because many of  
24 them grew up in Lawrence and Cedarhurst  
25 together with me.

1 I am not here to speak about  
2 potential traffic. I'll leave that to  
3 the experts. Instead, I am here to  
4 relay from personal experience how  
5 beneficial it would be for the young  
6 community to have beautiful new  
7 apartment buildings as an option.

8 Having these buildings here would  
9 allow young couples to stay local and  
10 raise their families in the same  
11 beautiful neighborhood where they grew  
12 up.

13 Aside from benefiting young  
14 couples, I believe that having  
15 beautiful new apartment buildings would  
16 significantly help empty nesters who  
17 have kids living here in the  
18 Lawrence/Cedarhurst community.

19 Take me for example. My in-laws  
20 live out of town and would love to have  
21 a place in Lawrence or Cedarhurst where  
22 they could come and spend time with us.

23 However, because there are no  
24 available apartments, they are forced  
25 to stay in our apartment, which is not

1 the most comfortable option.

2 It so happens that my grandmother  
3 lives in the Regency, and she couldn't  
4 be any happier. She is in the  
5 community that she lives her whole life  
6 and has the peace of mind of knowing  
7 that she is right near her kids and  
8 grandkids. Thank God she got in on the  
9 Regency early.

10 But what about everyone else?  
11 It's our job as a community to make  
12 sure everyone who feels connected to  
13 the towns of Lawrence and Cedarhurst,  
14 whether young and old, has the ability  
15 to remain here.

16 Thank you, and have a great night.

17 (Applause.)

18 VILLAGE CLERK: Jeffrey Drucker.

19 MR. DRUCKER: Good evening, ladies  
20 and gentlemen, Your Honor, Board.

21 I would like to wonder what time  
22 of day did the surveys of Pearsall? I  
23 live on a little street off Pearsall  
24 called Avery Place. It's the best kept  
25 secret in Cedarhurst. I think it's

1 great. I've been living here almost 25  
2 years. My kids went to school here.

3 I am not interested in -- and I  
4 don't mean to be offensive in reference  
5 to Lawrence, Inwood, or the Regency. I  
6 am interested in the Incorporated  
7 Village of Cedarhurst, and Pearsall is  
8 the world's worst street.

9 First of all, you have signs that  
10 say "No parking" and people park there  
11 all times of the day.

12 You have Rambam coming on to Mott  
13 Avenue very soon to open up. And  
14 that's going to be a right turn on to  
15 Rockaway Turnpike and then a left turn  
16 on to Mott Avenue. And the school is  
17 right there, right behind that gas  
18 station.

19 What are we going to do? Widening  
20 the street is not going to be the  
21 answer. Make the street one way that  
22 nobody comes down, but then you are  
23 going have the deliveries for the other  
24 properties. Something has got to be  
25 really thought of and some common

1 sense. Not these surveys. Common  
2 sense.

3 Thank you.

4 (Applause.)

5 VILLAGE CLERK: Last speaker for  
6 the moment, Evan Sattar.

7 MR. SATTAR: Can I wait to go  
8 towards the end? Is it possible?

9 VILLAGE CLERK: Sure.

10 MAYOR WEINSTOCK: So we'll reserve  
11 Mr. Sattar.

12 Let me move on to the next phase  
13 of tonight's presentation.

14 You want to go now? All right, so  
15 go ahead.

16 MR. SATTAR: Hi. My name is  
17 Evan Abdul Sattar. I've been in this  
18 neighborhood, I would say, about 35  
19 years or so.

20 If anybody knows this, this was my  
21 dream, this development. When I came  
22 out of the city, I was approached by a  
23 rabbi, and he asked me if I would  
24 convert my store into a Kosher store.  
25 I said to him, Rabbi, I'm not Jewish.

1 Me, a Kosher store? He says, listen,  
2 this would be a mitzvah if you do it.  
3 That was Rabbi Goodman.

4 And then after him, there was  
5 Rabbi Blumenkrantz (phonetic). There's  
6 Rabbi Kaminetsky. All these people had  
7 a vision that a lot people were coming  
8 all over into Five Towns.

9 Almost everyone here is a friend.  
10 Some people might know me, some might  
11 not know me, but this was my dream from  
12 day one.

13 Two people, I and David Newburg.  
14 He originally came to me, said, we will  
15 one day make this into a development  
16 site. I said, okay, we'll start  
17 acquire houses and homes one by one.  
18 Took me years to do this. Then came in  
19 the school. And Dave went and did the  
20 Regency. I went in the other way.

21 Beside mine, this was the dream of  
22 our late mayor, Mr. Parise, who I loved  
23 as a father, and he always considered  
24 me as a son. And this was his dream as  
25 well as my dream.

1           There are people who are here and  
2           look at me in the eye who made this  
3           happen. Original rendering, I  
4           remember, who made this happen. And  
5           Mayor Parise had a Tudor look, that he  
6           wanted it to be not an eyesore and be a  
7           beautiful building that would look like  
8           a tudor.

9           I always had an option to convert  
10          it, go back and do it into a  
11          commercial, but I says, you know what,  
12          I would honor his word. And a very  
13          dear friend who helped to develop and  
14          John Capobianco, who is also here.

15          There's a lot of people who spoke  
16          last time and had a big opposition.  
17          The reason why I wanted to talk is  
18          almost all of them, at least  
19          80 percent -- I don't want to mention  
20          names -- were the people over the years  
21          who said to me, I'm going to do it with  
22          you. I will do it with my son. Let's  
23          do it for my son-in-law. I'm going to  
24          go partners with you.

25          And over the years, one after the

1 other after the other, something  
2 happened, I realized it's not working  
3 out. Some people had different  
4 agendas. Some people wanted to do it  
5 differently.

6 My idea was that when I'm aging, I  
7 don't want to move out of this  
8 beautiful town. I want to be close  
9 proximity to where I gave half of my  
10 adult life to.

11 Now, most of the people -- and  
12 please don't put me on a time limit  
13 because I've got 37 years to talk  
14 about.

15 MAYOR WEINSTOCK: Take another  
16 minute or so.

17 MR. SATTAR: So I worked pretty  
18 much 80 hours in a week, seven days a  
19 week, working for the village, for our  
20 community, helping out in whatever way  
21 I could. I'm not going to start  
22 mentioning what I did. Now I walk  
23 different. I got bad knees, bad hips,  
24 bad back.

25 So, I was living on Causeway on

1 the corner right across from the  
2 country club. That was my house. I  
3 built it for years and years and years.  
4 And then I says, you know what, I'm  
5 getting older, I don't need this house.  
6 I moved from there to a smaller house.

7 The next house has to be a  
8 two-bedroom where I don't have to do a  
9 lot of work but I would still be closer  
10 to my kids and to my friends, friends  
11 like Ari Brown, friends like the mayor,  
12 friends like -- I'm not going to  
13 mention names, but friends like Sal,  
14 Ms. Zisman. I want to be closer to  
15 these people that I lived all my life  
16 with.

17 Everybody has issues, okay. So  
18 it's going to be -- when they did  
19 Regency, Regency is going to bring in  
20 so much traffic, oh, it's going to  
21 hilarious, it's going to be this. Now,  
22 it's the best thing.

23 Mayor Parise saw and always said  
24 this Pearsall is an eyesore; one day  
25 we're going to make it to be something

1 nice that the generation afterward are  
2 going to say, you know what, you did  
3 right.

4 When I had to choose somebody --  
5 there was a lot of people that I went  
6 with -- I choose Tommy Lieberman for  
7 one reason alone. My deal with him was  
8 on a handshake.

9 Right after him, somebody came in  
10 from Israel and said to me, in cars I  
11 had never seen in my life, I'll give  
12 you \$2 million more. And I only had a  
13 handshake, no contract. I said to him,  
14 my handshake to this man is my  
15 contract. And I lived with it. He's  
16 an honorable man.

17 And when I originally said to him,  
18 we're not going to do it commercial,  
19 all I gotta do is go back to Amazon and  
20 tell them there's a lot of secondary  
21 and tertiary companies that live off  
22 Amazon, would you consider 100 square  
23 foot of commercial? They would give us  
24 more money on a rental basis than what  
25 we would ever think of making on this.

1           And now imagine a 60-foot  
2           container with a 40-foot rig trying to  
3           make a turn from Peninsula, because  
4           that's only two places they're coming  
5           from; either from the other side from  
6           Conduit or from Peninsula. The traffic  
7           would back up to -- you guys would even  
8           forget what traffic is.

9           So, when everybody here is saying,  
10          a lot of people going in and a lot of  
11          people opposing, I just wanted to say  
12          this:

13          Five years or ten years down the  
14          road, we're going to be looking for a  
15          smaller house. Some of the people who  
16          oppose also, while from last time that  
17          we spoke until this time, you don't  
18          know how many people called me, they  
19          were my customers, and they called me,  
20          Evan, can you please tell me if I could  
21          take an apartment? And these are the  
22          people that live in Lawrence, and the  
23          homes are 5,000 square feet or bigger.  
24          Why? Because we all age.

25          I thought I would never get old,

1 never. Now, watch when I walk, how I  
2 walk.

3 MAYOR WEINSTOCK: Mr. Sattar, I  
4 like you dearly. I don't want to be  
5 rude, but I have to be fair to  
6 everybody. Thank you. I think you  
7 made your point.

8 MR. SATTAR: Thank you. Thank you  
9 very much.

10 (Applause.)

11 MAYOR WEINSTOCK: Ladies and  
12 gentlemen, we have gotten to that point  
13 in tonight's proceedings where I am  
14 going to invite our independent traffic  
15 engineer hired by the village. The  
16 gentleman's name is Robert Eschbacher,  
17 and he'll make his presentation to us.

18 Thank you.

19 MR. ESCHBACHER: Good evening,  
20 Mayor and Members of the Board. My  
21 name is Robert Eschbacher. I am with  
22 VHB engineering in Hauppauge.

23 As you know, I was retained by the  
24 village to review and evaluate the  
25 traffic study documents prepared by

1 Cameron Engineering on behalf of the  
2 developer and to provide independent  
3 findings and conclusions about the  
4 traffic and parking issues.

5 First of all, just to tell you a  
6 little bit about my background, I'm a  
7 licensed professional engineer in the  
8 state of New York. I received a  
9 bachelor's of civil engineering degree,  
10 specializing in transportation, from  
11 Manhattan College, and a master of  
12 science degree specializing in  
13 transportation from Northwestern  
14 University.

15 I have been involved in traffic  
16 engineer projects almost exclusively on  
17 Long Island for 48 years. I have  
18 undertaken projects for municipalities,  
19 private developers, health care  
20 systems, and colleges and universities  
21 on Long Island.

22 During the course of my work, I  
23 have been recognized as a traffic  
24 expert and testified at more than 500  
25 hearings before numerous town and

1 village boards, zoning boards, planning  
2 boards, as well as in federal and state  
3 courts.

4 At this time, I would like to  
5 discuss various topics in the Cameron  
6 report.

7 First of all, with respect to the  
8 general methodology, how do they go  
9 about undertaking this study?

10 I have reviewed the traffic impact  
11 study, and I find that the methodology  
12 that they use to be consistent with  
13 standard transportation engineering  
14 industry practice for preparing traffic  
15 impact studies.

16 The Cameron study uses widely  
17 accepted engineering manuals and also  
18 the village code to assess the impacts  
19 associated with the proposed project.

20 One of the starting points of the  
21 study is the collection of traffic  
22 counts. Turning movement counts used  
23 in the study were performed by Cameron  
24 on a weekday and a weekend.

25 Given the proposed type of

1 development of multi-family residential  
2 units, the proposed location, and the  
3 consideration that the local traffic  
4 volumes are higher on Sundays than on  
5 Saturdays, I have determined that the  
6 dates and time periods used for  
7 collecting the existing traffic counts  
8 are reasonable.

9 Since the traffic volumes were  
10 collected pre-pandemic, no adjustments  
11 to the traffic volumes associated with  
12 Covid 19 were necessary.

13 I also reviewed the supplemental  
14 traffic counts collected by Cameron  
15 this past year both in the morning and  
16 in the afternoon periods as well as  
17 their analysis of the counts and  
18 comparison to the previously collected  
19 data.

20 The purpose of the supplemental  
21 counts was to verify the statement in  
22 the original Cameron study that weekday  
23 traffic volumes were higher than Friday  
24 volumes.

25 The supplemental analysis

1 confirmed that the Friday afternoon  
2 counts were significantly lower than  
3 the weekday afternoon counts.

4 The Friday morning volumes were  
5 higher at some of the intersections  
6 than the weekday morning volumes but  
7 were well within the typical variation  
8 levels.

9 In view of the changes, Cameron  
10 then conducted revised analyses to  
11 evaluate the possible impacts using the  
12 more recent data.

13 I next reviewed how they went  
14 about the trip generation and trip  
15 distribution. In other words, how much  
16 traffic will be created by the proposed  
17 development.

18 Their trip generation estimates  
19 were developed based on the Institute  
20 of Transportation Engineers, or ITE,  
21 Trip Generation Manual, which was the  
22 appropriate ITE manual and version used  
23 for the preparation of a traffic impact  
24 study.

25 While the ITE publication provides

1           trips associated with dwelling units  
2           for both the Saturday and Sunday peak  
3           hour, use of the ITE Saturday data as  
4           done by Cameron is slightly higher than  
5           the Sunday data and, therefore, these  
6           projections represented a more  
7           conservative analysis.

8           The trips were then assigned to  
9           the roadway network based upon the  
10          existing traffic volumes in and  
11          patterns in the area.

12          While the ITE trip generation  
13          projections seem reasonable, as do the  
14          trip distributions, a trip generation  
15          study of the Regency was performed by  
16          Cameron and reviewed by me, and the  
17          results were generally consistent with  
18          and validated the ITE rates. And the  
19          Regency rates were then used in the  
20          supplemental analyses.

21          It is very significant that the  
22          Regency trip generation analyses were  
23          undertaken and subsequently  
24          incorporated into the supplemental  
25          analyses.

1           The Regency counts and the rates  
2           which were then developed using the  
3           counts reflect the actual trip-making  
4           activity of a building of a generally  
5           similar size to the proposed Pearsall  
6           development and which is situated in a  
7           very similar location with respect to  
8           the Long Island Railroad and to local  
9           shopping.

10           As such, it presents an ideal  
11           empirical basis for estimating trip  
12           generation rates as compared to the ITE  
13           rates, which are widely recognized but  
14           are not location specific. I find that  
15           the use of the Regency data provides a  
16           more comprehensive traffic analysis.

17           Mention was also made in the  
18           Cameron documents about transit  
19           oriented development. It is noted that  
20           although the location of this proposed  
21           development would meet the common  
22           definition of a transit oriented  
23           development, or TOD, and would generate  
24           fewer than projected vehicle trips  
25           since a certain number could be made by

1 walkers to shopping or by Long Island  
2 Railroad commuters walking to the  
3 station, the Cameron study did not  
4 reduce the trip generation numbers.  
5 Therefore, the traffic projections are  
6 on the conservative side.

7 I also reviewed their statements  
8 regarding traffic diversions. In my  
9 opinion, the study area that was  
10 included in the Cameron work is  
11 appropriate for the scale of the  
12 proposed development.

13 At this time, based upon the type  
14 of development and location, it is not  
15 anticipated that there will be  
16 significant diverted traffic to  
17 additional local streets that would  
18 warrant additional traffic counts and  
19 analyses, especially considering the  
20 relatively low number a site-generated  
21 trips, as they are dispersed in various  
22 directions.

23 Using these traffic counts, the  
24 Cameron report then undertook what was  
25 called a capacity analysis in order to

1 find out how the study intersections  
2 will operate in the future and compare  
3 to existing conditions.

4 These analyses were performed  
5 using computer software and the  
6 guidelines of the Highway Capacity  
7 Manual, which is standard traffic  
8 engineering practice.

9 The capacity analysis was  
10 performed for the existing, the no  
11 build, what the conditions would be in  
12 the future without the project, and  
13 build conditions incorporating the  
14 project for the weekday morning,  
15 weekday afternoon peak hours, and the  
16 Sunday peak hours. These were  
17 summarized by movement reviewing the  
18 overall intersection, providing for the  
19 study area intersections.

20 The traffic volumes and capacity  
21 analysis contained in the traffic  
22 report were reviewed and a sampling of  
23 calculations was checked, and I have  
24 determined that the evaluations and  
25 results are reasonable and they show

1           that the added motorist delay at an  
2           intersection, if any, would only be in  
3           the range of a few additional seconds.

4           It is noted from the Cameron study  
5           in determining the project  
6           site-generated trips used the reduction  
7           to account for the trips which would  
8           take place if the existing buildings on  
9           the site were fully active. This was  
10          done by using the appropriate ITE  
11          rates.

12          However, my field observations  
13          reveal that the buildings are not fully  
14          active and the theoretical projections  
15          overstate the existed additions.

16          Furthermore, the credit that was  
17          presented in the Cameron report and  
18          discussed at the August hearing caused  
19          some confusion resulting in a  
20          theoretical reduction in traffic.

21          Therefore, I requested that  
22          Cameron revise its analysis by deleting  
23          the credit for the traffic associated  
24          with those buildings and not  
25          considering any traffic they might

1 generate. In effect, treating these  
2 properties as being vacant.

3 The analysis was then revised to  
4 evaluate the full impacts of the  
5 proposed residential development.

6 I have reviewed the revised  
7 analysis as expected since the  
8 projected traffic volumes have  
9 increased due to the elimination of  
10 that credit.

11 There are some minor changes to  
12 the vehicle delay results. However,  
13 these changes did not indicate any  
14 significant adverse impacts, nor is  
15 there a need for traffic mitigation. I  
16 concur with these findings.

17 The analyses were then revised for  
18 the various peak hour conditions using  
19 the more recent volumes but the results  
20 did not indicate traffic impact at the  
21 study intersections. And I concur with  
22 the results of the supplemental  
23 analyses.

24 As a separate part of some  
25 additional study documents, Cameron

1 discussed an alternate as of right use  
2 of the property in which a  
3 95,000-square-foot office building with  
4 485 parking spaces could be developed  
5 on this site and which would be fully  
6 code compliant with the village's  
7 general business zone.

8 The data included in the  
9 discussion concludes that such a use,  
10 an office building, would generate  
11 noticeably more traffic than the  
12 proposed residential development. I  
13 agree with this conclusion.

14 (Applause.)

15 MR. ESCHBACHER: Regarding site  
16 access, the proposed project site plan  
17 incorporates what we refer to as access  
18 management, the original plan proposed  
19 to retain existing apron on Rockaway  
20 Turnpike.

21 However, after further  
22 discussions, subsequently Cameron  
23 agreed to close that apron. Thus,  
24 there will not be any access on  
25 Rockaway Turnpike.

1           The proposed plan replaces what is  
2           essentially a continuous flush curb cut  
3           on Pearsall Avenue with circular  
4           one-way driveways and parking access  
5           points.

6           In addition, the plan proposes  
7           spaces for vehicles to stage for pickup  
8           and dropoff of passengers and packages  
9           to minimize vehicles stopping on  
10          Pearsall Avenue, eliminating the  
11          continuous curb cut, which currently  
12          exists, where we reduce the number of  
13          potential conflict points and enhance  
14          safety for pedestrians and vehicles.  
15          As such, the proposed access points as  
16          revised are reasonable.

17          It is also noted that the project  
18          proposes to widen Pearsall Avenue by  
19          five feet along the site frontage.  
20          This will facilitate traffic flow and  
21          improve safety.

22          The original Cameron report  
23          included analysis of other planned  
24          developments in the overall project  
25          area which might impact traffic

1 conditions in and around the Pearsall  
2 area.

3 Cameron was subsequently asked to  
4 review the proposed relocation of the  
5 Rambam Mesivta Yeshiva from its current  
6 site to Mott Avenue. As you are aware,  
7 the Town of Hempstead approved that  
8 project and construction is underway.

9 In response to that request,  
10 Cameron reviewed the expected traffic  
11 to be generated by that project and  
12 they concluded that the relocated  
13 Yeshiva does not necessitate further  
14 traffic analysis since it will not  
15 significantly change the traffic  
16 volumes at the key intersections in the  
17 Cameron study. I concur with this  
18 conclusion.

19 I also reviewed their information  
20 regarding parking demand and supply.  
21 The parking requirement for the  
22 proposed project was developed based  
23 upon the village's code and compared  
24 against the number of parking spaces  
25 proposed for the site.

1           The Cameron analysis shows that  
2           the proposed development is providing  
3           more parking spaces than required by  
4           the village code.

5           The study also compared the  
6           village's parking requirements to  
7           demand data published by ITE in its  
8           parking generation manual and  
9           determined that the village's code  
10          overstates the projected parking needs  
11          of the project. Therefore, the parking  
12          to be provided by the proposed  
13          residential development will be very  
14          adequate to accommodate demand and will  
15          not result in the need for any  
16          on-street parking.

17          The Cameron study also reviewed  
18          the availability of municipal parking  
19          in the nearby shopping areas and  
20          presented information on the parking  
21          space vacancy rates.

22          I reviewed the data and conducted  
23          a spot check of several parking fields,  
24          and my results indicated vacancies even  
25          greater than the Cameron data.

1           In order to further evaluate the  
2           parking situation, I asked Cameron to  
3           collect supplemental parking counts at  
4           the same location as the original data,  
5           and these results confirm the adequacy  
6           of parking. In my opinion, the parking  
7           findings are reasonable.

8           In conclusion, I have reviewed the  
9           Cameron traffic impact study and I find  
10          the methodology to be consistent with  
11          standard transportation in engineering  
12          industry, traffic engineering,  
13          processes, procedures, and guidelines.

14          In addition to using the standard  
15          ITE manuals, the study evaluated the  
16          parking demand against village code.

17          It is also very important to note  
18          the comparison to the Regency  
19          development and how it informed the  
20          entire process and validated the trip  
21          generation projection methodology.  
22          Consequently, the analyses reflect real  
23          world traffic conditions.

24          Based on my evaluation of the  
25          documents and field observations, I

1           concur with the assumptions, analyses,  
2           and the results contained within the  
3           Cameron traffic impact study and their  
4           supplemental analysis.

5                   Basically, the way they prepared  
6           the study is the same way I would have  
7           prepared the study and reached the same  
8           conclusions that they reached.

9                   Thank you.

10                   (Applause.)

11                   MAYOR WEINSTOCK: Mr. Eschbacher,  
12           if I understood you correctly, you said  
13           that the traffic that the Rambam  
14           Yeshiva would generate, which was not  
15           originally considered by Cameron, they  
16           went back and they restudied that  
17           information?

18                   MR. ESCHBACHER: Yes.

19                   MAYOR WEINSTOCK: That was based  
20           on the engineering -- the traffic  
21           engineering studies submitted in the  
22           Rambam application?

23                   MR. ESCHBACHER: That's correct,  
24           the studies submitted to the Town of  
25           Hempstead.

1           MAYOR WEINSTOCK: I understand you  
2           also reviewed that information?

3           MR. ESCHBACHER: Yes, I did.

4           MAYOR WEINSTOCK: And could you  
5           elaborate a little bit on why the  
6           Regency is such an optimal comparison?

7           MR. ESCHBACHER: It's very close  
8           in size, 144 units compared to the  
9           proposed 112. Its location is very,  
10          very close to the Pearsall site. It is  
11          very close, as Pearsall is, to the  
12          shopping area. It's, you know,  
13          relatively close to the Long Island  
14          Railroad station. It's really an ideal  
15          comparison.

16          And it doesn't rely on generalized  
17          traffic projection information, which  
18          we normally have to use. But since  
19          this was such -- really an ideal  
20          comparison, it made complete sense to  
21          look at that and then apply those  
22          numbers to this.

23          You know, just in general, I  
24          pointed out that not only is the  
25          Pearsall development somewhat smaller

1           than the Regency, but there is a  
2           substantial amount more parking  
3           provided. That's why I am very  
4           confident that all of the parking will  
5           be provided and accommodated on the  
6           Pearsall site.

7           MAYOR WEINSTOCK: I recall that  
8           when we were working on this, I asked  
9           you a couple of questions regarding a  
10          request that was made by the mayor of  
11          the Village of Lawrence.

12          He made some recommendations about  
13          making Atlantic and Pacific and some of  
14          those streets that run east/west from  
15          Rockaway Turnpike one way.

16          Could you address that, please?

17          MR. ESCHBACHER: Sure. The main  
18          problem that is created when you  
19          institute a one-way street system is  
20          that the traffic flow that you are  
21          preventing because of the way they flow  
22          has to go somewhere else.

23          People are still traveling from  
24          point A to point B, and if they can't  
25          go down one street because it's a one

1 way in the opposite direction, they're  
2 going to go on other streets. So you  
3 are taking a situation and spreading it  
4 to other neighborhoods that would  
5 otherwise not be impacted.

6 Also, it becomes a problem,  
7 especially with residential streets  
8 where when you have visitors or  
9 deliveries and somebody leaves a  
10 driveway, they may forget that they're  
11 backing or pulling on to a one-way  
12 street and they end up going in the  
13 opposite direction.

14 It really has to be considered as  
15 whole and look more at the area-wide  
16 effects of it. And, generally, you are  
17 just pushing the problem elsewhere and  
18 disturbing people that would not  
19 otherwise be affected.

20 MAYOR WEINSTOCK: Thank you. I am  
21 going to suggest that everybody could  
22 take a five-minute restroom break.

23 DEPUTY MAYOR BROWN: One quick  
24 question. Thank you, Mr. Eschbacher.  
25 One question.

1           What's concerning to me is the  
2           Rambam Yeshiva. You got kids, a lot of  
3           them will be driving. I don't know if  
4           there are school buses that go for high  
5           school, that I'm not sure, but how  
6           could that have no impact on the area?  
7           It doesn't make sense to me.

8           (Applause.)

9           MR. ESCHBACHER: First of all,  
10          it's my understanding that most of the  
11          students will not be driving.

12          For one thing, you know, the only  
13          students that could possibly drive are  
14          those with a license. So it's seniors.

15          UNKNOWN SPEAKER: Their parents  
16          drive them.

17          MAYOR WEINSTOCK: Folks, there is  
18          no cross-talking. Let Mr. Eschbacher  
19          speak. If you have questions, you will  
20          have an opportunity to raise them.

21          MR. ESCHBACHER: So it's not going  
22          to be a matter of many of the students  
23          driving.

24          DEPUTY MAYOR BROWN: Maybe I asked  
25          the wrong question. The thing is,

1           there's nothing there now, so there  
2           will be something there now with some  
3           impact. There has to be an impact  
4           because parents -- someone's driving;  
5           they're not walking.

6           MR. ESCHBACHER: Sure. But  
7           several things. First of all, the new  
8           school is going to be located in the  
9           same general area as the existing  
10          school on Frost Lane.

11          UNKNOWN SPEAKER: No, it's not.

12          MAYOR WEINSTOCK: Folks, please,  
13          let him speak.

14          UNKNOWN SPEAKER: He is saying the  
15          wrong things.

16          MR. ESCHBACHER: It's going to be  
17          in the same general location.

18          UNKNOWN SPEAKER: No, it's not.

19          MR. ESCHBACHER: These students  
20          are currently going to school  
21          somewhere, and they're not -- it's not  
22          going to be a matter the school opens  
23          and then new students arise  
24          transferring from the public schools.

25          DEPUTY MAYOR BROWN: Right. So

1 right now they're on Washington Avenue,  
2 and it doesn't -- oh, Rambam. We're on  
3 Frost Lane. I'm thinking of MAY  
4 Yeshiva. Right now they're on Frost  
5 Lane. There is some impact, but there  
6 is a number of schools there, HAFTR  
7 schools there now.

8 But, really, I think we really  
9 have to address this issue because I  
10 have heard you gave testimony for the  
11 last few decades, you're a man of  
12 experience, I believe in what you are  
13 saying.

14 With this issue, though, we need a  
15 better sales pitch on this thing  
16 because, like I said, there is nothing  
17 there now. It's impossible to get out  
18 of Mott up to Rockaway now. How could  
19 that Yeshiva not be impactful?

20 (Applause.)

21 MR. ESCHBACHER: I recognize  
22 there's nothing there right now but the  
23 new school is going to draw students  
24 from the area and beyond. And as they  
25 approach the site, they're coming from

1 different directions.

2 So when you look at the numbers of  
3 trips that would be associated with the  
4 students, a much smaller number because  
5 of driving privileges, the major  
6 traffic volumes are generated by the  
7 staff as they arrive, and the staff is  
8 arriving from different directions.

9 You know, when we look, the major  
10 concentration of traffic from the  
11 Pearsall Development will be on  
12 Pearsall Avenue, okay. That's where  
13 the site is going to be, the  
14 developer's site.

15 And so all of the traffic  
16 generated by the Pearsall Development  
17 will be felt on Pearsall Avenue, but  
18 then when people leave the site,  
19 they're going to go in one of two  
20 directions.

21 So right away, the Pearsall  
22 traffic gets split. Some goes east,  
23 some goes west. When that traffic then  
24 gets to Washington, some goes east,  
25 some goes west. Same thing happening

1 at Rockaway.

2 So, as you get farther away from  
3 the site, the number of added cars to  
4 any particular location drops.

5 So when you look at the busiest  
6 times for the Pearsall Development -- I  
7 just want to talk about Pearsall for a  
8 minute to kind of put that in  
9 perspective.

10 The number of trips being  
11 generated by Pearsall during the  
12 afternoon time will be the busiest  
13 time. When you split that traffic,  
14 just even 50/50 on Pearsall, you are  
15 getting down to very low numbers, and  
16 it amounts to adding an additional  
17 vehicle every two or more minutes.

18 So it's not that everybody is  
19 going to come out of the site and turn  
20 on to Pearsall at the same time.  
21 That's a gradual disbursement and then  
22 it spreads out.

23 DEPUTY MAYOR BROWN: I believe  
24 that. I am experienced with these type  
25 of projects. But the Yeshiva is a

1 whole different story. I think that  
2 impact is a lot greater than we think.

3 You know, it's a real concentrated  
4 effort because of arrival and dismissal  
5 and ballgames and, you know, it's real  
6 impact. It's different than a  
7 residential component.

8 MR. ESCHBACHER: Exactly. The  
9 afternoon time for school dismissal is  
10 going to be a little bit later than --  
11 so that's not going to be generated  
12 necessarily in the peak traffic flow  
13 hours.

14 The morning, there will be some  
15 overlap for sure, but even that gets  
16 spread out because many, if not most of  
17 the students, will come by bus. That's  
18 the information that has been provided  
19 on that. So you don't have every  
20 student coming in a separate car and  
21 then the parent dropping off and then  
22 leaving.

23 Even to the extent that might  
24 happen, these trips are often  
25 associated with another trip. Parent

1           may be dropping off at the school and  
2           then continuing on to work. That's not  
3           adding traffic that's already been  
4           generated in that area.

5                     The school buses carrying the bulk  
6           of the students are going to be one  
7           bus, one vehicle, carrying a number of  
8           students taking the place of many cars  
9           that would be going there as well.

10                    But then when you take that and  
11           you consider they can come from both  
12           directions on Mott, so that's cutting  
13           the traffic numbers in half there.

14                    When they approach Mott, if  
15           they're approaching from Rockaway, they  
16           could be coming from the south, they  
17           could be coming from the north. We're  
18           splitting it further there, and then  
19           coming in the other direction on Mott.

20                    It ends up taking this number and  
21           spreading it out more so you don't feel  
22           that at one particular location.

23                    Certainly, the effects at Pearsall  
24           and Rockaway are going to be a fraction  
25           of the total trips.

1           So it's really recognizing bus  
2           transportation and the routes being  
3           varied by different directions.  
4           They're not all going to be coming down  
5           Pearsall Avenue making the right on to  
6           Rockaway and the left on to Mott.  
7           That's not going to be the case.  
8           They're coming from various directions.

9           And when you look at that and you  
10          look at the numbers, that's why you are  
11          not having a big number associated with  
12          that.

13          DEPUTY MAYOR BROWN: Thank you.

14          MAYOR WEINSTOCK: Mr. Eschbacher,  
15          thank you. You will stay around?

16          MR. ESCHBACHER: Yes.

17          MAYOR WEINSTOCK: Why don't we  
18          give our stenographer a chance to rest  
19          her fingers. Let's take a five-minute  
20          break. Be back in your chairs in ten  
21          minutes so we can get started promptly  
22          with the presentation from the  
23          developer.

24          (Recess taken.)

25          MAYOR WEINSTOCK: I am going to

1 ask Mr. Eschbacher to come back to the  
2 podium. There was an element that was  
3 not discussed in his initial  
4 presentation that has to do with  
5 Rockaway Turnpike being an evacuation  
6 route and whether this has an adverse  
7 impact on the evacuation route.

8 Ladies and gentlemen, kindly be  
9 quiet so that you can hear  
10 Mr. Eschbacher's testimony.

11 MR. ESCHBACHER: Yes, Mayor.

12 I had reviewed that as part of my  
13 ongoing work, and the really important  
14 consideration here is that I think  
15 everybody recognizes that something is  
16 going to be developed on that site, and  
17 if this project does not go forward in  
18 its current form, that the viable  
19 alternative, which is completely as of  
20 right, would not involve any hearings  
21 here, would be the development of an  
22 office building.

23 And as I indicated, an office  
24 building would generate substantially  
25 more traffic and put more of a burden

1 on evacuation situation and so on than  
2 is proposed with this.

3 There is a very major difference  
4 between the two. So we have to look at  
5 what is likely to happen if this  
6 project is not approved.

7 MAYOR WEINSTOCK: Thank you. I'm  
8 going to turn it over now to  
9 Mr. Bonesso.

10 UNKNOWN SPEAKER: Can I respond to  
11 the comment of what he just said about  
12 an office building?

13 MAYOR WEINSTOCK: No, you can't.  
14 You are out of order. Thank you.

15 UNKNOWN SPEAKER: You mentioned we  
16 all had a chance to respond.

17 MR. BONESSO: Good evening,  
18 Mr. Mayor, members of the Board of  
19 Trustees. William Bonesso, Forchelli  
20 Deegan Terrana LLP, 333 Earle Ovington  
21 Boulevard, Uniondale, New York here on  
22 behalf of the applicant, Pearsall Rock  
23 LLC.

24 With me this evening in addition  
25 to the principal Tommy Lieberman, we

1 have our experts from Cameron  
2 Engineering, who prepared the expanded  
3 environmental assessment, Rebecca  
4 Goldberg and David Tepper.

5 We also have the architects for  
6 the project, Mr. Daniel Hyman and John  
7 Capobianco.

8 And, in addition to them, we also  
9 have a real estate expert, who will be  
10 speaking in a little bit just to  
11 address some of the concerns that were  
12 raised at the August meeting pertaining  
13 to the impact on the project to  
14 residential property values in the  
15 area.

16 But before we get into that, I  
17 thought it would be helpful just to  
18 first go through the project again and  
19 provide the Board with a summary of  
20 just what's proposed here exactly and  
21 then to respond to some of the other  
22 stated concerns.

23 I think traffic and parking has  
24 been certainly addressed by the  
25 village's traffic expert, but with

1 regard to other express concerns, I  
2 would like to go through some of those  
3 and address those.

4 So what we have before the Board  
5 with this project, and, again, as  
6 you've noted, this is subject to an  
7 incentive zoning overlay district being  
8 approved, but if it is, we're asking  
9 the Board to approve this project to  
10 permit the site, which is just about  
11 two and a half acres, ten continuous  
12 parcels running approximately 635 feet  
13 easterly from the northeast corner of  
14 Rockaway Turnpike and Pearsall Avenue.  
15 The property is zoned entirely general  
16 business owned.

17 As noted by a number of the people  
18 who have spoken tonight, this is an  
19 area, this is a parcel subject, a  
20 series of parcels that are developed in  
21 a very disjointed way. There's  
22 commercial, there's residential,  
23 there's office, there's light  
24 industrial.

25 Here are some representative

1 photos of the area.

2 (Displaying photos.)

3 That's the corner of Pearsall and  
4 Rockaway. As you go east on Pearsall,  
5 that's the former Stefans building.

6 Then you have residential and then  
7 another office building further east.

8 So, again, there is no connection  
9 between the uses. Some of these  
10 structures are very neglected. The  
11 sites as well. And it's unsightly and  
12 blighted and out of character.

13 Now, surrounding this area to the  
14 south, on the south side of Pearsall,  
15 you have more industrial and commercial  
16 buildings and uses. You have the pizza  
17 place on the corner -- the southeast  
18 corner of Pearsall and Rockaway. Then  
19 another view of that.

20 Then as you move east, commercial,  
21 industrial, offices. To the west,  
22 you've got Rockaway Turnpike, you've  
23 got office buildings and some  
24 residences.

25 And then to the north and east,

1           you have an office building and some  
2           residential properties. That's the  
3           office building which backs up to  
4           the -- that's on Rockaway Turnpike and  
5           it backs up to the westerly end of the  
6           property.

7                     Then as you go down Fair Oaks, you  
8           see homes there. The property dead  
9           ends up against the Stefans warehouse.  
10          More homes on Fair Oaks, Oak. And then  
11          as you go east, a little further east  
12          away from the property, you get to  
13          Centre and Summit.

14                    So, I mentioned that the property  
15          is a general business zone. The as of  
16          right uses in that district are  
17          offices, including medical offices,  
18          theaters, assembly halls, retail,  
19          personal service shops, laundry, and  
20          dry cleaning establishments. You can  
21          have a print shop, automobile sales,  
22          banks, indoor athletic, facilities.

23                    There is a variety of commercial  
24          uses that could be implemented on this  
25          property as of right. And I say that

1 because of what has been referenced by  
2 several others.

3 This sight in its current form  
4 is -- as much as it's unsightly and  
5 unattractive and low activity area in  
6 terms of the properties themselves,  
7 it's not going to stay that way.

8 If this project doesn't get built,  
9 it is going to be redeveloped. And the  
10 consideration that this Board has to  
11 give is not as to whether this project,  
12 the Pearsall Project, is approved or  
13 nothing goes there, but, rather,  
14 whether this project goes there or  
15 another commercial project goes there.

16 As you heard from Mr. Eschbacher  
17 and from the Cameron study, if you  
18 take, for example, a 95,000-square-foot  
19 as of right two-story office building,  
20 they could park 475 cars on that site.

21 They would meet the setbacks. It  
22 would meet the height requirements. It  
23 would meet the lot coverage  
24 requirements. It would be fully as of  
25 right.

1           And that would generate far more  
2           traffic, far more parking demand than  
3           this project will. Four and a half  
4           times the number of morning peak trips,  
5           two and a quarter times the number of  
6           afternoon trips. And that's what the  
7           Cameron study found, and that's what  
8           Mr. Eschbacher confirmed.

9           So, we really have to look at the  
10          Pearsall Project, the one that my  
11          client is proposing, against something  
12          like that as a backdrop as opposed to  
13          doing nothing.

14          The project itself proposes a  
15          complete redevelopment of the property  
16          with three new buildings. Each  
17          building would stand four stories,  
18          45-feet tall, total of 112 dwelling  
19          units, 317 parking spaces provided.  
20          Only 309 are required by the village  
21          code. So there is a surplus.

22          And that, again, according to the  
23          traffic and parking study, you don't  
24          even need 309 parking spaces there, but  
25          it equates to a 2.83 space per unit

1 parking ratio, which is a very high  
2 ratio in terms of multi-family housing.

3 This is a bird's-eye view looking  
4 from the south of the proposed -- it's  
5 a rendering of the proposed development  
6 looking from the north.

7 (Displaying photos.)

8 Again, birds-eye view. The  
9 three -- you are looking at the three  
10 buildings. You are looking from the  
11 south. Rockaway is to your left as you  
12 look at it. Pearsall runs in front.  
13 And you have the two for sale  
14 condominium buildings to the right, the  
15 middle building and the one to the  
16 right. And on the corner is the  
17 apartment building.

18 MAYOR WEINSTOCK: Go back again.

19 MR. BONESSO: Sure.

20 (Displaying photos.)

21 MAYOR WEINSTOCK: The building,  
22 that long rectangular building on the  
23 bottom right?

24 BONESSO: That's the office  
25 building that's on the south side of

1 Pearsall. To the left of that is an  
2 industrial building, to the left of  
3 that is the electrical site, and then  
4 to the far left is the pizza place, and  
5 commercial building on the corner.

6 MAYOR WEINSTOCK: So at the very  
7 bottom of the slide, is that the  
8 railroad tracks?

9 MR. BONESSO: That's correct.

10 As I will get into in a moment,  
11 this site is less than a half mile from  
12 the railroad station. It's just a  
13 short walk down Pearsall across  
14 Washington, and the train station is  
15 right there.

16 MAYOR WEINSTOCK: That notch that  
17 I see on the north side of Pearsall, is  
18 that existing or is that the 5-foot  
19 widening?

20 MR. BONESSO: That is the 5-foot  
21 widening that would be proposed. That  
22 is not existing. That would be the  
23 5-foot widening proposed which will  
24 provide for better traffic circulation  
25 through the area.

1           MAYOR WEINSTOCK: Thank you.

2           MR. BONESSO: Again, that's a view  
3 from the north looking south. The  
4 office building on Rockaway Turnpike.  
5 Then you've got the houses on Fair  
6 Oaks, the houses on Oak. And then all  
7 the way to the left, basically out of  
8 the picture, are the homes on Summit.

9           So, again, the corner building,  
10 building number one, would be the  
11 apartment building. It would be 34  
12 residential units. It would be a mix  
13 of studios, one, two, and three-bedroom  
14 apartments. These are some renderings  
15 of what it would look like.

16           Buildings two and three. The  
17 middle building is a 38-unit for sale,  
18 two and three-bedroom condominium.  
19 Building three would have 40 for sale,  
20 two-bedroom residential units.

21           This is an amenity-rich project.  
22 There will be fitness facilities, there  
23 will be lounges, there will be a small  
24 place of worship in the corner  
25 building, a small retail space in that

1 building, but only accessed from the  
2 interior of the building.

3 All the amenities -- the pool, the  
4 walking path -- all the amenities are  
5 strictly limited to use by the  
6 residents of the facilities. This is  
7 not the retail space place of worship.  
8 This is not open to the general public.  
9 These are facilities and amenities that  
10 are there for the tenants and for the  
11 owners.

12 These are some representative  
13 interiors (Displaying photos.)

14 The design benefits, again, the  
15 architects are here and can speak to  
16 this to greater effect if the Board  
17 would like to hear.

18 We've got front and rear setbacks,  
19 nice large setbacks to provide improved  
20 aesthetic and lessen the massing effect  
21 of the buildings.

22 You've got the fourth stories of  
23 the two condominium buildings, the  
24 middle building and the building to the  
25 east. Those four stories will be set

1 back to provide architectural  
2 differentiation and reduce the  
3 appearance of height because they're  
4 set back, they're not as visible from  
5 the street.

6 The separations, or view  
7 corridors, between the buildings reduce  
8 the visual impacts. The parking is  
9 concealed under the buildings. The  
10 facades will be stone, brick, and  
11 stucco facades.

12 There will be significant  
13 landscaping, including landscaping  
14 along the parapets. And then each  
15 building has a circular turnaround  
16 associated with it to take traffic off  
17 of Pearsall on to the private property  
18 to not interfere with traffic on  
19 Pearsall.

20 MAYOR WEINSTOCK: When you say a  
21 "turnaround," are you referring to a  
22 circular driveway in front of the  
23 building?

24 MR. BONESSO: Correct.

25 Again, fully landscaped site on

1 the rear of the site. The north end of  
2 the site, there will be fencing and  
3 tall plantings along that side to  
4 provide privacy and aesthetic  
5 improvements for the properties to the  
6 north.

7 These are just some examples of  
8 the kind of landscaping. In that  
9 rendering, you can see the circular  
10 driveway. That's looking at it from  
11 the east, the east side of the  
12 building. You'll see the tall  
13 plantings.

14 That's a walking path that the  
15 property will have in the rear. Again,  
16 the tall plantings and the fencing.  
17 That's a patio in the rear. It's hard  
18 to see, but there is an indoor/outdoor  
19 pool, a pool that opens up. And then  
20 there's patio and seating spaces.

21 The other improvements and  
22 benefits, as noted by Mr. Eschbacher,  
23 right now, there are a number of curb  
24 cuts on Rockaway. Those will be  
25 closed. There will be no access to the

1 property from Rockaway.

2 The widening of Pearsall Avenue by  
3 five feet will help with traffic and  
4 circulation.

5 This is a transit-oriented  
6 development, the fact that it is in  
7 walking distance to the train station  
8 and walking distance to many shopping  
9 areas.

10 And then you've got a substantial  
11 incentive payment to the village that  
12 is to be made, \$6 million.

13 So, basically, this is what you  
14 have on Rockaway presently. This is  
15 what you'd have with the project. This  
16 is what you have presently on Pearsall.  
17 This is what you'll have on Pearsall.

18 And even looking down Fair Oaks,  
19 that's fair Oaks dead ending on the  
20 property with the Stefans building not  
21 even 10 feet from the property line.  
22 You'll have a fence with high plantings  
23 and actually a view corridor that runs  
24 right in between.

25 Mr. Capobianco, our site

1 architect, wants to just elaborate on a  
2 few things.

3 MR. CAPOBIANCO: Good evening.  
4 How are you? This room brings back a  
5 lot of memories for me. I remember in  
6 1961, I was running around this  
7 cafeteria. I think the principals were  
8 chasing after me or something. But it  
9 brings back a lot of memories and it  
10 brings back a lot of the history that I  
11 have with the Five Towns and Inwood,  
12 Cedarhurst, Lawrence, Atlantic Beach.

13 And, you know, in comparison, it's  
14 not really a similar comparison in  
15 terms of the architecture. I mean, it  
16 is a very similar comparison with the  
17 Regency with regard to the number of  
18 units, even though the Regency has a  
19 greater number of units, but also the  
20 way the building is set up and  
21 structured with underground parking.

22 But the Regency building was  
23 designed for a little bit of a  
24 different criteria. That being, it was  
25 for a more luxury setting. It was a

1 bigger building, and at 60 -- if you  
2 look at the Regency building, you can  
3 see it's about 65-feet high instead of  
4 45-feet high, so it's 20 feet higher  
5 than the one here on Pearsall. It's a  
6 big building because the floor to  
7 floor --

8 MR. BONESSO: I think you mean top  
9 the peak.

10 MR. CAPOBIANCO: To the peaks.

11 MR. BONESSO: It has a legal  
12 height of 48.5.

13 MR. CAPOBIANCO: But if you take  
14 to the highest point to the parapet, it  
15 goes up to 61, 62 feet. It's much  
16 higher. The floors are higher. The  
17 ceilings are higher on the upper floors  
18 of the Regency.

19 However, if you look at the  
20 Regency, it's straight up. And if you  
21 look at Pearsall, one of the, I think,  
22 design advantages, is the fourth floor  
23 is set back. And when you see that sky  
24 plane or that sky exposure plane,  
25 coming from the sidewalk up to the

1 roof, it really sets back nicely, so  
2 you are really seeing mostly three  
3 stories of building, not four stories.

4 And I just wanted to bring that  
5 out as a challenge that we had --  
6 Daniel and I and the office -- to not  
7 make the building so overwhelming or  
8 overpowering of the street because it's  
9 not that far set back.

10 The setback of the fourth floor  
11 made it so much more appealing in terms  
12 of it's, you know, height and bulk and  
13 sky exposure.

14 The other thing is the green areas  
15 that we have on the roof and around the  
16 property I think lighten the effect of  
17 the size of the building. And the  
18 building is more contemporary style  
19 look, which is more urban in style than  
20 the Regency, which is, you know, brick.  
21 And this is a little different look.

22 I think it's a very nice building  
23 in terms of the three buildings the way  
24 we broke it up. It's not one  
25 continuous long building. It's broken

1 up into three smaller buildings with  
2 40, 30. What is it 34, 40. And you  
3 have the rental on the corner, the  
4 apartment building.

5 So I think that -- and, Daniel, if  
6 you want to come up and mention  
7 anything about the design of the units  
8 in terms of the layout, you know, with  
9 the -- we had a mix of studios,  
10 one-bedrooms, two-bedrooms and  
11 three-bedrooms, but the condos were  
12 mostly all twos. Correct? They were  
13 all two bedrooms and three bedrooms.

14 MR. HYMAN: The majority is all  
15 two and three. There is a few  
16 one-bedroom units in building number  
17 one. The one studio unit is for the  
18 super. The one super unit, or the unit  
19 for super is the studio. There's a few  
20 one-bedrooms. It's mostly two and  
21 three-bedrooms. Building two being all  
22 two-bedrooms. Sorry, building three  
23 being all two-bedrooms and building two  
24 being a mix of two and three, mostly  
25 three.

1           MR. CAPOBIANCO: I think the  
2           glass, we had a lot of open space,  
3           bigger windows.

4           MR. HYMAN: The window size,  
5           especially on the upper level, there's  
6           a lot of glass so that the spaces feel  
7           more open and they can appreciate the  
8           greenery on the balconies.

9           Almost every single unit has a  
10          balcony in entire project as well as  
11          substantial outdoor space for playing.  
12          There is a place for a playground and  
13          patio space.

14          MR. CAPOBIANCO: I think the  
15          building is attractive and I think we  
16          accomplished what we wanted to create  
17          here.

18          And I think when you look at the  
19          garden and walk around the building and  
20          you look at its, you know, size and  
21          comparison to the neighbors and you  
22          look at the setbacks and the trees, I  
23          think it has very little impact on the  
24          surroundings in terms of bulkiness and  
25          size.

1           If you had an office building, it  
2           would be one continuous long office  
3           building with tremendous problems with  
4           parking.

5           And I have been doing this for 48  
6           years. I could tell you that  
7           condominium-type buildings,  
8           residential, do not generate the  
9           traffic that you think they will  
10          generate.

11          And in all the communities I have  
12          been involved with throughout New  
13          Jersey, Connecticut, and Long Island  
14          and New York, we've done so many  
15          studies, and believe me, it's really  
16          the right use for this block because it  
17          won't generate the amount of traffic.

18          You can see with the Regency. It  
19          doesn't do much at all. You go down  
20          Central Avenue, you don't feel any  
21          impact of the parking in and out. Like  
22          the gentleman said, he went down the  
23          ramp, he never saw another car come in  
24          the opposite direction. And we had  
25          about 280 parking spaces at the

1 Regency.

2 MR. BONESSO: Not even. 213. I'm  
3 going to pull up the Regency comparison  
4 now. If you will, Daniel.

5 Just to hit home with that, we  
6 wanted to do a side-by-side. Because  
7 so many people really do find the  
8 Regency to be a phenomenal site, we  
9 wanted to do kind of a side-by-side.

10 (Displaying photos.)

11 MR. BONESSO: Obviously that's the  
12 Regency. So you've got one large  
13 building with underground and that  
14 great parking. Pearsall project is  
15 three separate buildings with all  
16 underground parking.

17 You've got four stories, a legal  
18 height of 48.5 feet. We're four  
19 stories, 45-feet tall. That one has  
20 144 residential units to our 112 but  
21 only 2 -- it's cut off for some  
22 reason -- but only 213 parking spaces  
23 with 12 to 16 of them being tandem  
24 parking spaces, which means one behind  
25 the other, which are not as efficient

1 as side by side to our 317 parking  
2 spaces.

3 So, again, the parking ratio is  
4 significant. The difference in the  
5 parking ratio. You have less than 1.5  
6 spaces per unit at the Regency while  
7 you have almost three spaces per unit  
8 at the Pearsall project. Almost double  
9 the amount of parking.

10 The Regency required variances in  
11 terms of height. It required building  
12 coverage variances and density at  
13 the -- based on the Lawrence Village  
14 Code. They were permitted to do 108  
15 units there but they got a variance to  
16 get 144 units. Our project will not  
17 require any variances under the  
18 proposed incentive zoning district.

19 So, you have a greater density  
20 building at the Regency with more units  
21 than the Pearsall project and a lot  
22 fewer parking spaces. Again, almost a  
23 3 versus 1.5 space parking ratio for  
24 comparison.

25 And then the traffic study, again,

1 by Cameron Engineering, confirmed by  
2 Mr. Eschbacher, shows that the Regency  
3 operates without parking congestion or  
4 causing traffic problems on Central  
5 Avenue or beyond.

6 So I think we have a very good  
7 parallel here in that it's reasonable  
8 to conclude that our project will work  
9 just as well, especially since we're  
10 providing so much more parking and have  
11 less units.

12 Now, I just thought this would be  
13 helpful. This is kind of a comparison.  
14 The gray silhouette is the Regency and  
15 then the front portion is transparent  
16 Pearsall Project.

17 And while the Pearsall project is  
18 wider because it covers a larger  
19 parcel, the view corridors in between  
20 break it up and it's actually lower.  
21 The height impact is far less than the  
22 Pearsall Project -- the Regency  
23 project.

24 So, and now if you'll put up the  
25 other one, Daniel.

1 (Displaying photos.)

2 With regard to the comments that  
3 came in at the last hearing, we've  
4 heard from Mr. Eschbacher, and he's  
5 pretty much addressed all of the  
6 parking issues and parking concerns.

7 He's confirmed the methodology and  
8 the findings that were employed by  
9 Cameron Engineering and their parking  
10 and traffic studies.

11 So what I wanted to do is look at  
12 other expressed concerns that came up  
13 at the last hearing.

14 The first one had to do,  
15 basically, with the character of the  
16 neighborhood, the concern that the size  
17 and height of this is too great, it  
18 should be two stories.

19 Aside from the fact that this  
20 project is not economically viable at  
21 two or either three stories, put that  
22 aside, what are we talking about when  
23 we're talking about character of the  
24 neighborhood?

25 We're talking about an area that

1 is, as noted not just by me but by  
2 several people who testified tonight,  
3 including one person who lives there on  
4 the street and another one who works  
5 there, it's a blighted area. It's an  
6 area that is disjointed. It is  
7 unsightly. It does not work well.  
8 There's not good parking. There are  
9 not good uses on our premises.

10 So when we're talking about  
11 character of the neighborhood, this  
12 project will create area character.

13 The building setbacks, the further  
14 setbacks of the fourth stories to  
15 reduce the height impacts; the three  
16 separate buildings creating view  
17 corridors; the substantial landscaping  
18 to the property, including plantings  
19 along the fourth-story setbacks, soften  
20 and screen it. It will provide for  
21 very attractive -- much better and now  
22 fully residential character for this  
23 site.

24 There are also assertions of urban  
25 sprawl that, you know, here we have a

1 run-away development. This is not  
2 run-away development; this is really  
3 good transitional planning.

4 What you have here is a property  
5 that is situated between residential to  
6 the north and east and then commercial  
7 and industrial uses on the south side  
8 of Pearsall and commercial uses on  
9 Rockaway.

10 So, placing a residential, albeit  
11 multi-family, but a residential  
12 development between those really acts  
13 as a buffer for the residences to the  
14 north from the business and commercial  
15 to the south and west.

16 In addition to that, as much as  
17 people may not like multi-family  
18 housing, the fact of the matter is that  
19 all major Long Island housing studies  
20 show a substantial need for  
21 multi-family housing as an alternative  
22 to single-family housing. It's  
23 tremendously needed, as you heard from  
24 some of the people who spoke tonight.

25 We already heard that the

1 residential development will generate  
2 far less traffic and parking demand  
3 than will any presently permitted as of  
4 right commercial and industrial use of  
5 the property.

6 And, again, it's compatible  
7 because of its location and proximity  
8 to the train station that will provide  
9 the ability to walk to the train, walk  
10 to nearby goods and services.

11 Emergency services response times  
12 will be impacted. The residential  
13 buildings will have -- these  
14 residential buildings will have  
15 state-of-the-art security, fire  
16 prevention, and emergency facilities.

17 In addition to that, any EMS  
18 worker, any fire department worker will  
19 tell you that access is easier through  
20 a multi-family building than from  
21 single-family houses. It's just a  
22 fact.

23 Additionally, Lawrence/Cedarhurst  
24 fire department certainly has  
25 experience with multi-family

1 residential buildings, as it presently  
2 serves 35 such buildings in its area,  
3 several of which are of similar height  
4 as the proposed building. The Regency.  
5 You've got the Carlyle.

6 Mr. Eschbacher spoke to the  
7 disruption to the hurricane evacuation  
8 route. Again, you can't look at this  
9 site in a vacuum. This site is going  
10 to generate some of the lowest trip  
11 generations out there.

12 So, consequently, when you compare  
13 that to, say, a commercial use and  
14 office building, I mean, emergencies  
15 don't only happen when people are home  
16 in bed in their homes; they happen  
17 sometimes during the day when an office  
18 is full. And if an office empties out  
19 with 475 cars in the parking lot,  
20 that's going to have a much bigger  
21 impact than the vehicles from 112  
22 single-family units.

23 Infrastructure. Overload to water  
24 availability and sewer capacity.

25 Cameron looked at the water supply

1 serving the Cedarhurst community. The  
2 demand load for 112 units will not  
3 impose a burden on the water  
4 availability.

5 The fire hydrants also are  
6 presently operating at A levels with  
7 sufficient flow to accommodate the  
8 potential needs of the project.

9 Regarding sewage, Bay Park Sewage  
10 Treatment Plant, which serves the  
11 village, it handles 70 million gallons  
12 of waste per day and currently operates  
13 at only 50 million per day.

14 Our project is expected to  
15 generate, approximately, 38,000 gallons  
16 per day, which is not even 110th of  
17 one percent of an increase.

18 That and the electricity and gas  
19 providers can adequately accommodate  
20 the demand for 112 residential units.  
21 Additional facilities will be added as  
22 a result of this kind of construction  
23 that will probably help with some of  
24 those concerns that were raised before.

25 Impact on school enrollment. The

1 studies all show that multi-family  
2 buildings generate far fewer students  
3 than do single-family homes.

4 In the village, the single-family  
5 homes in the village generate on  
6 average .69 school-age children per  
7 household whereas in multi-family  
8 buildings, they generate only .33  
9 children per units.

10 Add to that the fact that the  
11 Pearsall Project is being marketed --  
12 as it's being marketed, is expected to  
13 further -- it will further reduce that  
14 generation rate because with the  
15 exception of the apartment building,  
16 the most likely occupants of the for  
17 sale and owned units will be people  
18 over the age of 55.

19 So, and, again, based on the  
20 demographics of the Cedarhurst area,  
21 the vast majority of the school-age  
22 children will most likely be members of  
23 the Orthodox Jewish community and will  
24 attend private religious school.

25 So it's going to generate small

1 numbers of school-age children and even  
2 fewer numbers of school-age children  
3 who are going to go to the public  
4 schools.

5 So, at the same time, the tax  
6 revenues that it's going to generate  
7 will be significant for the school  
8 district. So it's actually a win for  
9 the school district.

10 Then we have the impact on  
11 residential property values, and I am  
12 going to call on Mr. Nelson to speak to  
13 that in a moment, but you can see from  
14 that photo or that rendering there that  
15 it is the east side of the building,  
16 and the properties -- the residential  
17 properties are to the north and to the  
18 east.

19 And if you see the north side of  
20 that building, the rear portion of the  
21 building, there are no windows on that  
22 north -- on that rear portion of the  
23 building, so they're not going to be  
24 looking out into the properties.

25 Also, it's really only the fourth

1 stories that could really look down  
2 into any neighboring properties, but as  
3 you'll see, as you see, the fourth  
4 story, not only is it set back, but the  
5 windows for that section are pushed  
6 towards Pearsall Avenue and not back  
7 towards the residences there. So the  
8 design helps with that too.

9 But now, in addition to that,  
10 Mr. Nelson has testimony to provide  
11 with regard to the impacts.

12 MR. NELSON: Good evening, Mayor,  
13 Trustees. My name is a Barry Nelson,  
14 220 Pettit Avenue, Bellmore, New York  
15 11710. I am a certified general real  
16 estate appraiser. I'm a licensed real  
17 estate broker. I have been in business  
18 for almost going on 40 years now.

19 I've testified before the village,  
20 Board of Appeals, Board of Zoning  
21 Appeals. I have been qualified as a  
22 real estate expert witness in every  
23 municipality, township in Nassau  
24 County. I have been approved,  
25 qualified in supreme court, bankruptcy

1 court, and district court over the  
2 years.

3 I have testified on behalf of many  
4 developers, including Beechwood,  
5 Heatherwood, as of most recent this  
6 afternoon for Mill Creek, and for the  
7 smaller developments, developers.

8 I've testified on assisted living  
9 housing, commercial, industrial-type  
10 projects, Yeshivas in the five towns.  
11 In fact, I did one this afternoon as  
12 well in the Town of Hempstead.

13 Counselor contacted me several  
14 weeks ago to provide my opinion on this  
15 proposal, Pearsall and Rockaway.

16 Just briefly, it is a transit  
17 oriented development in that it's  
18 walking distance to the railroad.  
19 Pearsall Avenue just to the north to  
20 Washington, the railroad station is  
21 right there.

22 I have worked on similar  
23 applications in the town, in the  
24 village. I worked on last year in the  
25 Incorporated Village of Lynbrook for

1           Breslin and his development, the old  
2           feather factory, where they approved an  
3           eight-story building, 201 units right  
4           on the railroad.

5                   I worked on many Town of Oyster  
6           Bay. In fact, in the old Sears site.  
7           So I'm very familiar with this type of  
8           development, this type of proposal. In  
9           fact, the model is for four stories  
10          grade level and underground parking.

11                   The client I worked for today,  
12          Mill Creek, developed the first one at  
13          West 130 on Hempstead Avenue, the  
14          former site of the Courtesy Motel.  
15          They're going for Phase 2 now just on  
16          Woodfield.

17                   In fact, Counselor, last year, we  
18          worked on the old National Liquidator  
19          site, former Klein's department store,  
20          for a transit orient development two to  
21          three and four-story buildings.

22                   The two stories are over parking.  
23          The development is for over 428 units.  
24          And the one I did today, 150 units.  
25          200 parking spaces on just a little

1 over two acres, which leads me into  
2 this development, and I do have a some  
3 exhibits.

4 I will just keep it simple. I  
5 have some aerial views that I'd like to  
6 hand in to the Board (Handing.)

7 The property, as counsel  
8 mentioned, is an assemblage of ten  
9 parcels. I don't think there is  
10 anybody on this Board or in this  
11 building today would argue that this is  
12 not a blighted site. Onerous-type  
13 properties, mixed use type properties,  
14 improvements, vacant buildings that  
15 don't belong there anymore.

16 The site maintains, approximately,  
17 181 feet on the easterly side, on the  
18 northerly side of Rockaway Turnpike.  
19 Easterly side. Northerly side of  
20 Pearsall, approximately 635 feet. And  
21 it does contain 2.5 acres.

22 As far as a density-type  
23 development, it's a very reasonable  
24 request before this Board. As I  
25 mentioned today, Mill Creek model is

1 four stories and a minimum of 150  
2 units. They look for about a two to  
3 two-and-a-half acre site.

4 The Town of Hempstead in their  
5 transit orient developments zoning, the  
6 CAS requires 2.5 acres and is a 55-unit  
7 to the acre. This proposal is just  
8 under 45 units to the acre.

9 In comparison, I've heard many  
10 conversations about the Regency. It's  
11 a density less than the Regency, units  
12 in the acre.

13 The aerial views that I have  
14 submitted to you will show the property  
15 line along the northerly side of the  
16 subject property affecting or adjacent  
17 to the homes that are on Fair Oaks and  
18 Oaks Court. It touches the corner of  
19 335 Summit.

20 The counsel went over photographs  
21 along Pearsall Avenue, the subject  
22 property, and the surrounding area.  
23 With those properties, the residential  
24 community has a strong hold, strong  
25 values.

1           With this deleterious effect,  
2           negative impact to the character of  
3           this neighborhood, those property  
4           values have substantially increased and  
5           are in demand.

6           MAYOR WEINSTOCK:   What were you  
7           saying?

8           MR. NELSON:   Deleterious effect on  
9           the residential, the way it's currently  
10          improved.

11          MAYOR WEINSTOCK:   You are saying  
12          that the existing -- I think you are  
13          saying that the buildings that are  
14          currently on this site negatively  
15          affect the value of the homes behind  
16          it?

17          MR. BONESSO:   No.   What he said  
18          was that the home values have  
19          maintained themselves even with this  
20          blighted -- the blightiness to the  
21          south.

22          MR. NELSON:   Exactly.   And now  
23          we're seeing -- they started in the  
24          600, 700, they're in the \$2 million  
25          price range on Summit now.

1           The studies on the other  
2           properties that I looked at, I looked  
3           at several within the village, several  
4           on the adjacent villages, I won't  
5           repeat the Regency, but that's at 260  
6           Central Avenue. As counsel mentioned,  
7           144 units. That has been discussed  
8           substantially.

9           What we have in close proximity to  
10          the subject property, while it's not in  
11          this village, you have 376 and 360  
12          Central Avenue. You have the Carlyle,  
13          which are condominiums. There's 72  
14          units within that building. It's on  
15          less than an acre, .97 of an acre,  
16          adjacent to the plaza. Both those  
17          buildings are four stories. The Plaza  
18          is at 360 Central Avenue. Four  
19          stories, 128 units.

20          In comparison, you have almost --  
21          you got 72 and 128 units. You got  
22          almost 200 units on just under  
23          three acres in comparison to what is  
24          being proposed at 112 units on  
25          two-and-a-half acres.

1           And they're four stories right  
2           there on Central Avenue. In fact, I am  
3           surprised I haven't heard about that  
4           development at all tonight. It's  
5           there. It's harmonious with the  
6           commercial, it's harmonious -- it backs  
7           up to residential, and it's been there  
8           for probably 40 plus years.

9           MR. BONESSO: Mr. Nelson, in your  
10          review and the experience, the  
11          single-family residential development  
12          that's around those other four-story  
13          multi-family houses, multi-family  
14          buildings, have they been negatively  
15          impacted by that development?

16          MR. NELSON: No, sir.

17          MR. BONESSO: And is it your  
18          expectation that the project that's  
19          proposed here, what impact will that  
20          have on the homes directly to the north  
21          and the east of this project?

22          MR. NELSON: It's going to be a  
23          substantial improvement to the  
24          character of the neighborhood, to the  
25          property itself. There's substantial

1 buffers now being proposed, landscaping  
2 in the rear, and mitigation to any  
3 impact to the residents adjacent to the  
4 north on Fair Oaks, Oak Court, and  
5 Summit Place. Summit Avenue.

6 The interesting aspect, what I did  
7 go out and look at, I looked at some  
8 developments in the area. While not in  
9 the incorporated village, but if we  
10 look at one development, it's adjacent,  
11 it's near the railroad, opposite the  
12 railroad. It's on Woodmere Boulevard  
13 and Wyckoff Place, 141 Wyckoff Place,  
14 known as East Chateau.

15 It's a five and six-story  
16 building, 94 units. It was built in  
17 the early 1900s, 1927 through 1929.  
18 It's an apartment building originally,  
19 now cooperative. Mixed use along  
20 adjacent the -- opposite the railroad,  
21 which you'll see it also known as Plaza  
22 or Cedar.

23 And I looked at the property  
24 values surrounding that and the demand.  
25 And you got property values similar to

1           what you have in this area. You have  
2           property values that have appreciated.  
3           You have homes that have been knocked  
4           down for new larger homes. And that  
5           has had no negative effect.

6                       That it is a five-story building  
7           with 94 units on approximately three  
8           quarters of an acre. It runs from  
9           street to street, Woodmere Boulevard to  
10          Wyckoff and along Plaza Place.

11                      I have also looked at other  
12          developments. You have 37 Woodmere  
13          Boulevard. It's a 15,000-square-foot  
14          site with 30 units on it in the middle  
15          of the block, 54 feet in height.  
16          There's 29 Woodmere Boulevard Owners  
17          Corp., cooperatives.

18                      As I mentioned earlier, I  
19          worked -- I was working on Mill Creek  
20          today, and I have looked at their other  
21          developments, which are four stories,  
22          115 units in the minimum in the Village  
23          of Mineola. They built one in the  
24          Village of Hempstead. And I have  
25          looked at other similar-type

1 developments throughout Nassau County.

2 And to sum it up, a residential  
3 development is substantially more  
4 compatible to a single one and  
5 two-family residence and does not have  
6 a negative or a detrimental property  
7 values or marketability.

8 MR. BONESSO: Thank you,  
9 Mr. Nelson.

10 MAYOR WEINSTOCK: You answered the  
11 question I was about to ask.

12 MR. NELSON: I was trying to keep  
13 it short; I know it's going to be a  
14 long night.

15 MR. BONESSO: Thank you,  
16 Mr. Nelson.

17 That concludes the other concerns  
18 that were expressed. At this point in  
19 time, we're prepared to allow the Board  
20 to take questions of our group or allow  
21 for further public comment. We would  
22 just ask for the opportunity to make a  
23 closing statement.

24 VILLAGE CLERK: The next speaker,  
25 Anessa Cohen.

1 MS. COHEN: My name is Anessa  
2 Cohen. I'm a real estate broker in the  
3 neighborhood. Before I go into the  
4 things I wanted to say before, I want  
5 to go over what Mr. Nelson just said.

6 Number one, Mill Creek and the  
7 other complex he's talking about in  
8 Mineola, they're all in urban areas.  
9 We're not an urban area; these are  
10 small towns. You cannot look at a  
11 development that's going on in urban  
12 areas and on big commercial strips and  
13 compare it to our town.

14 The second thing I want to tell  
15 them: 360, 376 Central, the two  
16 buildings that are over there, were  
17 built in the 60s. I don't know that  
18 they would be allowed to be built  
19 today.

20 But they certainly do not impact  
21 on their neighbors, their driveways  
22 going out from the garage's feed out to  
23 Mulry. They do not feed out to Central  
24 Avenue.

25 You go into 141 Wyckoff, there is

1 no parking in that building; it's just  
2 apartments with nothing else  
3 surrounding it.

4 You go to 37 and 29, you have  
5 apartment after apartment on that block  
6 and you have four lanes on Woodmere  
7 Boulevard. So none of those are really  
8 comparable to anything going on on  
9 Pearsall, which is a one-lane street,  
10 or I should say just going each way.

11 In terms of the traffic study, I  
12 know the gentleman is very experienced  
13 but I believe he has a complete lack of  
14 understanding of how our town works.

15 You have nothing being said about  
16 all the minyanu (phonetic) going out in  
17 the morning, getting in their cars,  
18 driving around the same time as the  
19 buses and everything else, and most of  
20 them are focused in the center of town  
21 near the Gourmet Glatt shopping center,  
22 near the Yeshivas over there, of which  
23 there are more than one, two, three, or  
24 four between elementaries and the high  
25 schools and the nurseries. You can go

1 on and on with that.

2 After Covid, not everyone is  
3 taking buses. Much of the parent body  
4 is carpooling and driving their kids in  
5 the morning and driving them at night.

6 In so far as comparing this  
7 project to the Regency, I feel that  
8 they're comparing something that's  
9 apples and oranges.

10 The Regency, number one, has valet  
11 parking. I didn't hear anyone talking  
12 about valet parking for Pearsall, all  
13 right?

14 Talking about the garages, I saw  
15 his presentation. I don't see what he  
16 has done to prevent all the noise and  
17 the quality of life that's going to go  
18 out of the window for everyone living  
19 on Summit in those little streets  
20 because of all the amenities they're  
21 putting in the backyard there for the  
22 residents, for all the guests they're  
23 going to have, for all the hup to do  
24 (phonetic) with the pool, with the  
25 amenities, the different things. It's

1 going to be noisy, and everyone living  
2 back to back with them on Summit is  
3 going to suffer.

4 The Regency, which they like to  
5 use to compare, backs the tracks and  
6 backs the cemetery. I don't think the  
7 cemetery has a problem with anything  
8 going on over there.

9 In terms of them marketing this  
10 place to people over 55 or the young  
11 couples and telling us that they're  
12 going to ride bicycles, I think it's  
13 ludicrous. It's self-explanatory.  
14 Everybody is going to look at that like  
15 it's a big joke.

16 In terms of the people coming in,  
17 I don't care how close they are to  
18 shopping; I've never -- even people who  
19 live across the street take a car to  
20 Gourmet Glatt or to Seasons, or  
21 wherever they go shopping, they don't  
22 walk with a cart. I don't even  
23 remember the last time I saw someone  
24 with a cart walking down the street on  
25 Central Avenue.

1           I'd also like to know what, if  
2           any, kind of study was done in  
3           comparison as an alternative to put one  
4           and two-family homes on that block.

5           It's a blight, we know it's a  
6           blight, but let's look at what's proper  
7           to put in there that will sell, bring  
8           in a tax base similar, if not as much  
9           as what they want to put on there, and  
10          will still complement the area.

11          One to two-family house could line  
12          those streets, would be sold, people  
13          would be happy in them. If you want to  
14          make them two-family houses so you will  
15          have a little rental over there. But  
16          it's still would not impact on the  
17          quality of life nor will it impact on  
18          the traffic that would be coming in on  
19          there.

20          The five-foot setback in front of  
21          their building on Pearsall is a joke,  
22          unless they're going to continue that  
23          five feet the whole street down, and we  
24          know they're not going to do that  
25          because they cannot.

1           So there are things that are being  
2 put out there that are not completely  
3 accurate, and people have to really  
4 look at what's being put out.

5           Telling me that the Regency is  
6 comparable when a two-bedroom apartment  
7 in the Regency sells a sales price of  
8 \$2 million or more, are they planning  
9 to put these places on for \$2 million?  
10 They're talking about it being  
11 affordable for young kids. I don't  
12 think young kids can afford \$2 million  
13 apartments.

14           There is a lot of things that just  
15 don't play out over here, and I think  
16 it has to be looked into a little bit  
17 further than what has been done at this  
18 point. They're being sold a lot of  
19 things that just don't look right.

20           The final thing I've got to say is  
21 the emperor walked around with no  
22 clothes.

23           VILLAGE CLERK: Victor Deutsch.

24           MR. DEUTSCH: Victor Deutshe, 474  
25 Court Avenue, Cedarhurst. So Anessa

1           took a little of my thunder there  
2           because she was talking about building  
3           two-family house, one-family house on  
4           Pearsall.

5                     Personally, it's very lovely. You  
6           made beautiful apartments, one-bedroom,  
7           two-bedrooms. Who gives a crap what  
8           the apartments look like? I am sorry,  
9           I'll tell it to you, who could care  
10          less if the apartment is pretty,  
11          beautiful, red, white, blue polka dot?

12                    Nobody is interested in the inside  
13          of the apartment. The neighborhood  
14          here is interested in how big the  
15          street is on Pearsall. But,  
16          personally, I don't even care as much.  
17          You can build 200, 300, 400 parking  
18          spaces, which I believe not, but you're  
19          going to put your parking spaces  
20          underneath. Get the cars off Pearsall.

21                    Explain to me how you move the  
22          vehicle on to Washington or how you  
23          move the vehicle on to Rockaway  
24          Turnpike. You got a freaking cemetery  
25          across the street and a church. You

1 want to knock the church --

2 MAYOR WEINSTOCK: Victor, please.  
3 Please take a deep breath. Victor, a  
4 deep breath.

5 MR. DEUTSCH: Knock the church  
6 down or knock the cemetery back. It's  
7 bad, Rockaway Turnpike. Make it four  
8 lanes, the same as she's talking about  
9 Woodmere Boulevard. Beautiful. Push  
10 it back.

11 What are you going to do with the  
12 other thing, because you ain't moving  
13 the train tracks? The train tracks are  
14 coming through. You can expand this  
15 street and you want to build it that  
16 way. Just push it one more block over,  
17 take everybody on Summit and knock it  
18 down, and then you can build a nice  
19 big, wide street, come around the bend,  
20 push back Rockaway Turnpike.

21 You got all nice office buildings  
22 there. Knock one of them down and make  
23 Rockaway Turnpike four lanes; two to  
24 the right, two the left coming and  
25 going. Lovely. Wonderful.

1           Now do the same thing on  
2 Cedarhurst -- on Washington Avenue. So  
3 you can either knock down MAY and the  
4 office building or part of CVS, Gourmet  
5 Glatt or Warren Levi, part of the  
6 parking lot over there, and expand  
7 Washington Avenue.

8           I can tell you, my wife drives a  
9 fire truck, comes up the street. It's  
10 300 -- 30,000-pound with a big freaking  
11 two-story lights and siren, but not a  
12 blessed person in the neighborhood  
13 moves. Not a person moves out of the  
14 way. She should just drive over them,  
15 run them down with their cars. They  
16 don't move.

17           You are going to put this with a  
18 zillion cars coming in and out of this  
19 parking lot? Twilight zone.

20           But, oh one second. There is  
21 nobody here -- you are marketing to  
22 young children one, two, three-bedroom  
23 apartments. Where are the school buses  
24 going to turn, Rockaway Turnpike? So I  
25 understand that everybody is coming to

1           MAY -- I am sorry, everybody is  
2           coming -- not to May, to Rambam.  
3           They're all coming to Rambam right on  
4           Pearsall, but they're coming the other  
5           way because he's a rocket scientist,  
6           cause he knows the neighborhood here.

7                   Mott is coming up from Inwood.  
8           You are telling me all these Irish,  
9           Italians? Who's coming from Inwood,  
10          all the Spanish? Who's coming to  
11          Rambam? Ain't nobody coming to Rambam  
12          that way. So the only people are going  
13          this way.

14                   So you got Rockaway Turnpike,  
15          Rockaway Turnpike, and Pearsall. Three  
16          big streets landing in one little  
17          intersection within a five-foot spot.  
18          Explain to me how the buses are going  
19          to turn the corner. You have a city  
20          bus there coming now that can't turn  
21          the corner. It's a joke. It's  
22          freaking joke.

23                   You want the \$6 million. It's a  
24          freaking embarrassment. It's a  
25          freaking embarrassment and a joke.

1           You got a nice house on Leroy.  
2           You have a nice house on Maple. You  
3           have a nice house on Oak. Go build a  
4           house just like that, very unblightly  
5           on this -- on Pearsall, and everybody  
6           is a happy camper.

7           MAYOR WEINSTOCK: Mr. Deutsch, you  
8           are making points that's make sense --

9           MR. DEUTSCH: Damn straight,  
10          Skippy.

11          MAYOR WEINSTOCK: However, I am  
12          just going to address myself to the  
13          tenor of the tone.

14          MR. DEUTSCH: Nasty. I tried to  
15          get as nasty as I could.

16          MAYOR WEINSTOCK: Your time is  
17          over. Thank you very much.

18          MR. DEUTSCH: Thank God.

19          VILLAGE CLERK: Daniel Mancini.

20          MR. MANCINI: Hi. My name is  
21          Danny Mancini. I'm the one that lives  
22          on the dead end, 238 Fair Oaks Place.

23          Again, what she just said, I'm  
24          gonna have a pool, I'm gonna have  
25          amenities, I'm gonna have cars

1            underneath there, alarms going on.

2            What am I looking at? I have a  
3 house. I've been living here for 66  
4 years. Now what am I looking at when I  
5 come out my backyard? I'm looking at  
6 someone on the fourth floor looking at  
7 me.

8            So that means, what, I can't do  
9 what I want to do? I said I'll make  
10 it -- I mean, I'll make their lives  
11 miserable. I said, I don't care, I'll  
12 make their lives miserable, looking  
13 over on my property.

14           There's got to be a way. Like you  
15 said, get rid of that, put family  
16 homes, that my backyard will be  
17 privacy. I'm seeing a wall. I'm  
18 seeing a wall. That's what I'm seeing.  
19 Now, at least if there's gonna be  
20 homes, I'll have a little privacy, I'll  
21 look over.

22           Now I have four-feet four-story  
23 building looking over my yard. Now I'm  
24 sitting back there with my friends,  
25 these people are looking over at me?

1           Why are they looking at me? What  
2           should I do? What should I do? Just,  
3           like, I can't do anything about it.  
4           They're going to be looking at me. I  
5           have no privacy. My privacy is gone.

6                    I've been here for 66 years.  
7           That's the only reason why I don't want  
8           the project, is my backyard is being  
9           invaded. I've been here for so long.

10                   That's it. That's all I have to  
11           say. Put down single family homes. I  
12           said, you got beautiful homes. They're  
13           knocking homes down here, of course.  
14           They're making McMansions, which is  
15           nice, I agree. Why can't we have  
16           McMansions all on Pearsall Avenue? Why  
17           do we have to have four stories? Make  
18           it three stories or two stories so my  
19           yard does not have to be looked over.

20                   And my neighbor, who just left,  
21           he's next door to me, he has the same  
22           thing. He's going to have his pool in  
23           the backyard, people looking over in  
24           his pool, kids, noise, cars making  
25           noise, alarms going off. It's better

1 off to have single family homes.

2 That's all I have to say. Thank  
3 you.

4 VILLAGE CLERK: Rena Saffra.

5 UNKNOWN SPEAKER: She spoke last  
6 time.

7 MS. SAFFRA: And I will speak as  
8 long as there are meetings to be spoken  
9 at. Thank you.

10 Before I start, before you set the  
11 timer, can I just ask, there is a lot  
12 of chatter about when these traffic  
13 studies were done, the dates of them.  
14 Can someone speak to that before I make  
15 my comments?

16 MR. BONESSO: Rebecca, do you want  
17 to speak to that?

18 MS. GOLDBERG: Sure.

19 MR. BONESSO: The most recent  
20 studies were performed in December of  
21 2021.

22 MS. SAFFRA: The studies that you  
23 are basing all your decisions on.  
24 Thank you.

25 MS. GOLDBERG: The original

1 traffic counts were done in September  
2 of 2019. Traffic counts were recounted  
3 December 2021.

4 MS. SAFFRA: What are the specific  
5 dates? We have a lot of Jewish  
6 holidays in September. I'm just making  
7 sure that it's fairly done.

8 MS. GOLDBERG: Let me answer,  
9 please.

10 The traffic counts were done  
11 between Rosh Hashanah and Yom Kippur.  
12 They were not done during any Jewish  
13 holidays. Same goes for December of  
14 2021. Same goes for the counts at the  
15 Regency.

16 And I'm looking up the specific  
17 dates now. The original dates were  
18 Sunday, September 22, 2019, and  
19 Tuesday, September 24, 2019.

20 MS. SAFFRA: Tuesday what?

21 MS. GOLDBERG: Tuesday,  
22 September 24th.

23 MS. SAFFRA: You only did two days  
24 in September?

25 MS. GOLDBERG: That is accepted

1 standard traffic engineering practice,  
2 to do one set of traffic counts on  
3 typical days, to avoid holidays, to  
4 avoid days of inclement weather, and to  
5 avoid days when schools are known to  
6 not be in session.

7 MS. SAFFRA: Okay.

8 MAYOR WEINSTOCK: I have a little  
9 bit more information, the supplemental  
10 report.

11 It was on Sunday, September 2019.  
12 It was done from 11 in the morning  
13 until 2 in the afternoon. On Tuesday,  
14 September 24, it was done from 7 a.m.  
15 to 9 a.m. and 4 p.m. to 6 p.m. On  
16 December -- on Friday, December 10th,  
17 from 7 a.m. to 9 a.m., and 4 p.m. to  
18 6 p. m. That's where the studies were  
19 done.

20 MS. GOLDBERG: That's because that  
21 coincides with the peak traffic  
22 generation of the proposed use and also  
23 for the potential alternate as of right  
24 land use. Again, nationally and  
25 locally accepted traffic engineering

1 practice.

2 MS. SAFFRA: Thank you.

3 MS. GOLDBERG: Does the Board have  
4 any more questions for me?

5 MAYOR WEINSTOCK: We're good.

6 MS. SAFFRA: I will, of course,  
7 check the candle-lighting for that  
8 week. Okay.

9 UNKNOWN SPEAKER: Where do you  
10 live?

11 MS. SAFFRA: Rena Saffra. Good  
12 evening. 23 Iris Street in Cedarhurst.  
13 Thank you for taking the time to listen  
14 to the public comments on this project.

15 I have to say that I'm a little  
16 surprised that you are even having this  
17 hearing. Every single person who spoke  
18 at the last hearing on this topic spoke  
19 in passionate and articulate opposition  
20 to this plan.

21 So I'm here to once again  
22 vehemently state my total and complete  
23 opposition to the Pearsall monster in  
24 its current iteration.

25 I look at the plans and all I see

1 is greed. I see the greed of  
2 developers who stand to make millions  
3 of dollars while the greater Five Towns  
4 community suffers the consequences of  
5 this reckless plan, and I see the greed  
6 of the Board of the Trustees of the  
7 village of Cedarhurst who are willing  
8 to sell out this entire community for a  
9 \$6 million payoff from the developer.

10 Their plan to build three separate  
11 four-story apartment buildings on just  
12 two acres of land is obscene, and you  
13 know it. Its location along Rockaway  
14 Turnpike is solely inappropriate, and  
15 you know it.

16 We're talking about a major artery  
17 in and out of town that also serves as  
18 a coastal evacuation route. Traffic is  
19 a horror show regardless of what the  
20 developer's traffic studies and parking  
21 studies show.

22 Count with me: Gourmet Glatt; the  
23 new Amazon warehouse; the new Rambam  
24 that hasn't opened yet; the Long Island  
25 Railroad just a few feet from Pearsall

1           that gums up traffic; everyday  
2           congestion and gridlock on Central  
3           Avenue, the sixth town; and your best  
4           kept secret to sell the number five  
5           school so developers can build even  
6           more buildings within the Incorporated  
7           Village of Cedarhurst.

8           The list of current and future  
9           traffic programs goes on and on. How  
10          much more can we possibly take? How  
11          many more -- how could you possibly  
12          consider approving this zoning change?

13          Yes, I understand that the  
14          property was purchased by developers  
15          and something will ultimately be built  
16          there, but it has to make sense.

17          Three four-story buildings on just  
18          two acres of land on one of the busiest  
19          streets in the neighborhood just  
20          doesn't make sense.

21          You do a lot of the comparing to  
22          the Regency, which is somewhat unfair.  
23          The Regency was built on three acres,  
24          not two. The Regency is one building,  
25          not three. The Pearsall project is

1 three. The Regency is built on a  
2 street two to three times wider than  
3 Pearsall and Rockaway Turnpike.  
4 Central Avenue is not an evacuation  
5 route; Rockaway Turnpike is.

6 The Regency backs railroad tracks  
7 and a graveyard so the impact to  
8 neighbors is irrelevant. If anything,  
9 the Regency should be a cautionary tale  
10 to those who are seeking affordable  
11 housing for young and old. The Regency  
12 is hardly affordable.

13 If the demand for apartments is as  
14 great as the developers say that it is,  
15 bidding wars will drive up prices and  
16 it will be unaffordable anyway.

17 Once again, the only winners here  
18 are the developers.

19 UNKNOWN SPEAKER: You live a mile  
20 and a half away from the site. You  
21 live a mile and a half away. You open  
22 your mouth.

23 MAYOR WEINSTOCK: Sir, let her  
24 speak.

25 MS. SAFFRA: Based on the

1           tremendous turnout and the overwhelming  
2           opposition voiced at the last meeting,  
3           I would think the developers would at  
4           least pivot or acknowledge that they  
5           heard the voices of their neighbors and  
6           maybe make some change or have new  
7           private discussions amongst yourselves  
8           or perhaps with the developers, you  
9           would suggest that they scale back.  
10          Sadly, they have not.

11                    Why not build townhouses or  
12           two-story garden apartments like the  
13           ones on Cedarhurst Avenue, Grove and  
14           McGlynn, Maple and Chestnut, the White  
15           House on Central Avenue?

16                    Build something that's more in  
17           line with the surrounding area. Build  
18           something that makes sense here. I'm  
19           sure the developers will still make a  
20           nice profit.

21                    You were voted into office to  
22           carry out the will of the people. In  
23           fact, just a few weeks ago, this  
24           community overwhelmingly supported one  
25           of you in your bid for higher office.

1 We trust you. Don't let us down. All  
2 you have to do is listen to us.

3 Many people have spoken, and with  
4 the exceptions of the developers and  
5 their investors and friends, most  
6 residents don't want this.

7 I spoke with the mayor of Lawrence  
8 today and I spoke with several  
9 trustees. They don't want it either.  
10 You know that.

11 You have a prime opportunity to  
12 reign in reckless development and send  
13 a message that you have the best  
14 interests of the community at heart,  
15 that you are not willing to sell us  
16 out.

17 Please, for the safety and the  
18 sanity of the entire Five Towns, don't  
19 bring this plan to fruition.

20 Each and every one of you has  
21 taken an oath to serve on behalf of the  
22 community for the betterment of the  
23 community. Live up to your oath. Keep  
24 your collective word. Make Cedarhurst  
25 better, not bigger. Thank you.

1 (Applause.)

2 VILLAGE CLERK: Rochelle Stern

3 Kevelson, are you still here?

4 Jacqueline Handel? She left.

5 Joseph Lipshitz.

6 MR. LIPSHITZ: Good evening. I'm

7 Joseph Lipshitz. Four decades, 43

8 years I'm in the neighborhood.

9 VILLAGE CLERK: Where do you live?

10 MR. LIPSHITZ: Six Regent Drive in

11 Lawrence.

12 I remember when I moved in the

13 neighborhood, it was a beautiful

14 neighborhood. It still is a beautiful

15 neighborhood. Hopefully it will remain

16 a beautiful neighborhood with beautiful

17 people. In fact, it gets more and more

18 joy all the time as I get older.

19 But I remember when I could get in

20 a car, come to Rockaway Turnpike and

21 five minutes, I'm at the belt. I get

22 off coming back. I get off. Nassau

23 Expressway wasn't there then. But five

24 minutes, I'm back here.

25 These trips now take 45 minutes on

1           Rockaway Turnpike. Sometimes you can  
2           be stuck if they're fixing this and  
3           that. This is before Amazon is  
4           operating.

5                    Along Rockaway Turnpike in the  
6           last 30 years, they built all that  
7           trucks cargo space. Now they topped it  
8           off with Amazon on top of all of that.

9                    All they've have done is clog up  
10          Rockaway Turnpike. For the last --  
11          I've watched 30 years of clogging up  
12          Rockaway Turnpike, car after car after  
13          car, truck after truck after truck. It  
14          comes a little at a time. You don't  
15          notice it. It's not happening.

16                   This is only 120 apartments. The  
17          Regency was only 140 apartments. There  
18          is another project coming up by the  
19          Lawrence post office of 140 apartments,  
20          similar kind of project that's going to  
21          be built over there. There's a sixth  
22          town that they're looking to build over  
23          there.

24                    You have a great responsibility.  
25          What you are doing is going to set a

1 precedent or continue the precedent.  
2 What's going to happen to the  
3 neighborhood? What is the best thing?

4 The land has to be developed, it's  
5 true, but that street, I never heard of  
6 Pearsall. Years I lived here, I never  
7 heard of Pearsall. Why didn't I hear  
8 of Pearsall? Because I drove down  
9 Central Avenue. There was no problem  
10 driving down Central Avenue back and  
11 forth. There was no light that you  
12 stood 15 minutes to make a turn years  
13 ago. There is now.

14 Then when Central Avenue got busy,  
15 I went to Broadway. I got around  
16 Broadway. Now Broadway is busy, so I  
17 found Pearsall. Pearsall was my only  
18 way to get around. So you have to use  
19 Pearsall. It's your exit to get around  
20 town.

21 Without Pearsall, I'm finished. I  
22 don't know another block that's going  
23 to get me around here. I got to find  
24 somebody who will let me go through his  
25 backyard.

1           You know, there's no  
2           infrastructure to match the buildings.  
3           If you want to build all these  
4           apartments and change the scope of the  
5           neighborhood from single family to  
6           residential, to apartments, you have to  
7           build an infrastructure. You have to  
8           build new plumbing, sewerage treatment  
9           plants, highways, roads. You have to  
10          build something. You can't keep the  
11          same roads.

12          Van Wyck hasn't changed in 50  
13          years, the Van Wyck. The airport was a  
14          tiny little place. Van Wyck is still  
15          the same amount of -- they keep  
16          building on it forever, they never stop  
17          building, but it never get wider and it  
18          never can take more cars. So it now  
19          takes an hour to get through this. So  
20          everything takes longer here. Longer  
21          and longer and longer.

22          You have to decide what's the best  
23          use of this property. It happens to be  
24          single-family housing, two-family  
25          housing, garden apartment housing. All

1           that is suitable for the neighborhood.

2           Apartment building or four-story  
3           apartment building -- the gentleman  
4           that came up, he lives -- I feel bad  
5           for him because last meeting there was  
6           another gentleman that spoke also that  
7           lives behind him, and he was  
8           complaining.

9           VILLAGE CLERK: Next person,  
10          please. Deborah Spier.

11          Your time is up.

12          Deborah Spier.

13          MS. SPIER: Hello. I actually was  
14          going to agree with the gentleman that  
15          just spoke, so he kind of -- you don't  
16          have to worry that he took too much  
17          time because he said a lot of things  
18          that I maybe would have, so that's  
19          okay.

20          I happen to live on Summit, and  
21          I'm about a block and a half away from  
22          the mess that's going to occur here as  
23          a result of that Pearsall situation.

24          I don't understand everything that  
25          was told here about the traffic study.

1 I just know what the streets look like  
2 every day, that have looked like for 26  
3 years that I've been here, and I've  
4 used those roads from about, I don't  
5 know, six in the morning until God  
6 knows what at night, and I know what  
7 they look like.

8 The fact is that most of the  
9 people are driving around -- aside from  
10 going house to house, most of the time  
11 people are driving around because of  
12 shopping. Nobody is going to do less  
13 shopping because they live next to the  
14 train. Just that's nonsense.

15 However, that train and that area  
16 of Pearsall happens to be one of the  
17 busiest, if not the busiest  
18 intersection in Cedarhurst because  
19 Gourmet Glatt is there. Gourmet Glatt  
20 is there, MAY is there, the Yeshiva,  
21 and the shul is there. And what  
22 happens is -- and because the train is  
23 there.

24 And what I do when I go  
25 shopping -- I mean, I'm parallel to

1           there. I have to go to Washington  
2           Avenue and then stand there for, let's  
3           say on a Thursday afternoon or a Friday  
4           morning, and I could be standing there  
5           until hell freezes over and waiting for  
6           the trains to go by.

7                     And then you have to make sure  
8           nobody is on the train tracks and  
9           getting killed because of the line  
10          standing there trying to get into  
11          Gourmet Glatt, which is obviously  
12          across from Pearsall. The line goes  
13          all the way out, and you have cars  
14          right now trying to pass by there.

15                    So anybody who says that there's  
16          not much impact when you already can  
17          barely move there on certain times of  
18          the day, certain days of the week, is  
19          crazy.

20                    You have major areas there that  
21          are enormous traffic congestion. I  
22          have no idea how this is going to play  
23          out if you now have such a huge  
24          development on Pearsall.

25                    Right now what I'm doing, I try

1           and stay away from Gourmet Glatt these  
2           days on Thursday, Friday, so what I do  
3           is I try avoid it by going down  
4           Pearsall, like the gentleman was  
5           saying.

6                    By the way, it's not so easy to do  
7           because if there's a car coming in the  
8           opposite direction, I got to stand  
9           still until all the cars come this way  
10          and then we can go the other way. So  
11          right now, it's almost impossible.

12                   To say that there is no impact  
13          with such a huge development is  
14          nonsense. It will be. Right now it's  
15          bad enough. I don't know what will  
16          happen if there is such a big  
17          development.

18                   Thank you.

19                   (Applause.)

20                   MAYOR WEINSTOCK: Ruchama Frisch.

21                   MS. FRISCH: Hi. Ruchama Frisch,  
22          360 Summit Avenue, Cedarhurst. Soon to  
23          be 3501 Atlantic.

24                   I feel like transparency is  
25          important here. Everybody who comes up

1           should say who they are. I know there  
2           is a gentleman who said it's important  
3           that you should live near the project.  
4           I just wanted him to hear that I do  
5           live near the project.

6                     This project will be looming over  
7           my yard, looking into my yard with my  
8           children swimming and playing, soon to  
9           be grandchildren. I have a 23-year-old  
10          and a four-year-old, so I run the  
11          gamut.

12                    Again, transparency is important.  
13          Everybody that came here that was pro  
14          tonight, they came out in droves  
15          because the last time they didn't  
16          expect us to be so against the project  
17          and to come out in the numbers that we  
18          did.

19                    But the people that spoke tonight,  
20          I know them, I like them, but they're  
21          directly involved in the project.  
22          Their child is married to the  
23          developer. I know this is ugly but it  
24          has to be said.

25                    A lot of people that came here

1           tonight are directly involved and stand  
2           to make a lot of money. In fact, when  
3           I took a bathroom break, the young  
4           gentleman that started off and said on  
5           record that he was married is, in fact,  
6           not married. He actually asked me if I  
7           know a cute girl. He's 26 and he's  
8           shidduch. So, yikes.

9           When I moved here 20 years ago, I  
10          told my husband I felt like I was on  
11          vacation every single day. Moved here  
12          from Brooklyn, and I loved it. I still  
13          do love it but it's slowly becoming  
14          unbearable.

15          Things like going shopping, it's  
16          just impossible to get a parking spot.  
17          If there is a road closure anywhere, if  
18          there is a tree down or some kind of  
19          emergency, it could take me something  
20          like 20 minutes just to get down to the  
21          JCC to pick up my four-year-old son.  
22          And that's very scary.

23          And I think you need to hear from  
24          people that live here that really don't  
25          stand to make any money from this, of

1 course, but just listen to the  
2 residents that are asking you to  
3 represent us.

4 I'm a mother. I'm just a mother  
5 that lives here, and I want this  
6 neighborhood to be safe. I want to be  
7 able to get to my child when I need to  
8 in the right amount of time.

9 This project I think it will be  
10 beautiful. I don't want to take away  
11 money from my friends who stand to make  
12 a lot of money. They're wonderful  
13 people. I like them a lot. I daven  
14 in the same shul with them. I want  
15 them to make their money, but if it's  
16 possible and we can just maybe work  
17 together and do something maybe on a  
18 smaller scale, that would be nice.

19 I think beautifying would be nice.  
20 I'm not against that. I think that  
21 would be nice. We all live in this  
22 neighborhood, and if we can all just  
23 listen to each other's needs, I think  
24 that would be great.

25 So thank you for listening. I

1 appreciate that. Again, I'm just a  
2 mom, but I think that's who you  
3 represent. And I want my kids to live  
4 here. My parents live in Staten  
5 Island. I would love for them to move  
6 here one day. I get it. There is a  
7 need for it. I get it. My kids  
8 hopefully soon will be married. I want  
9 them to have housing as well. I  
10 understand there is a need. But maybe  
11 we can all work together and just see  
12 eye to eye, try to make it all work for  
13 all of us.

14 Thank you.

15 MAYOR WEINSTOCK: Arthur Lavitt.

16 MR. LAVITT: Good evening. My  
17 name is Arthur Lavitt. I live at 410  
18 Summit Avenue and within site distance  
19 of this new project. I hope that's  
20 close enough for the people who already  
21 live in the neighborhood and are  
22 complaining about it.

23 While on the Cedarhurst website, I  
24 came across the zoning board appeals --  
25 the Board of Zoning Appeals and their

1 statement of what they're supposed to  
2 do for our community. I am going to  
3 read a few of the lines.

4 To lessen congestion of the  
5 streets; to ensure safety from fire,  
6 panic, and other dangers; to promote  
7 health, safety, morals and the general  
8 welfare; to provide adequate light and  
9 air.

10 Four-story buildings with high  
11 bushes don't do that.

12 To prevent the overcrowding of  
13 land to avoid undue concentration of  
14 population; to facilitate the adequate  
15 provisions of transportation, water,  
16 sewage, schools, parks, and other  
17 public requirements.

18 You guys know what you need to do.  
19 Now I'm going to explain a little bit  
20 how I feel you should do it.

21 First of all, it was brought up,  
22 the comparison to the Regency. The  
23 Regency is a red herring. It has  
24 nothing to do with this building. It's  
25 not on the same type of street. It's

1 not in the same location. It has  
2 parking, or at least standing room for  
3 over 100 cars surrounding the building  
4 as opposed to a two-car or three-car  
5 semicircle to drop people off.

6 The Regency has 213 parking spots.  
7 This has -- the new building has 317.  
8 But there's no traffic problem with  
9 213, so 213 is good. 317 must be  
10 better. Can't bring more traffic with  
11 more cars. That doesn't make any  
12 sense.

13 I'm not quite sure. I'm very  
14 confused about whether these  
15 buildings -- this occupancy of this  
16 building is going to be by snowbirds or  
17 young families. I'm not quite sure  
18 what the difference is on the  
19 affordable between a \$1.4 million  
20 apartment or \$1.4 million house. Maybe  
21 I'm just not smart enough to understand  
22 this.

23 The town and -- the mayor and the  
24 town hired an independent engineer in  
25 order to check on the traffic report

1 from the other engineer.

2 First of all, you should be  
3 ashamed of yourselves. He should not  
4 be given the statistics that the other  
5 engineer found. He should have done  
6 his own study.

7 (Applause.)

8 MR. LAVITT: Second of all, this  
9 study is now three years -- close to  
10 three years old. A lot of things have  
11 changed: Rambam, McMansions, more  
12 people moving into the neighborhood.

13 The study needs to be redone, and  
14 not only redone for two hours or four  
15 hours or six hours a week, you can put  
16 down the strips on the road, count the  
17 cars going by for two weeks and get a  
18 true feeling of the situation.

19 And, Mr. Engineer, with all due  
20 respect, you have no credibility in my  
21 mind as an independent engineer. How  
22 dare you come up before this forum and  
23 advocate for the building of this  
24 building? It is none of your business.

25 You should have supported the

1 facts as you found them and not said  
2 another word about another facility,  
3 whether it's commercial or residential  
4 or anything going there. It should  
5 have been the facts about what you  
6 found about the study and nothing else.  
7 You should not be an advocate, and I'd  
8 like to know how you're being  
9 compensated.

10 Thank you.

11 VILLAGE CLERK: Tommy Lieberman.

12 MR. BONESSO: I am just going to  
13 make a closing statement and then I  
14 will call Mr. Lieberman up.

15 Members of the Board, thank you  
16 very much for your time this evening.  
17 I know it's been a long evening so I  
18 will be quick.

19 I am going to call up  
20 Mr. Lieberman to make a final statement  
21 on this project, but before I do, I  
22 just want to speak from experience and  
23 a little bit of anecdotal information.

24 You know, I've been doing this  
25 since 1998. I've done developments

1           like this in just about every town and  
2           village from Hempstead on down and  
3           eastern to Suffolk County.

4                   And the naysayers, the doom and  
5           gloomers that are here tonight, it's a  
6           common rote response: There is going  
7           to be terrible traffic, there is going  
8           to be terrible parking situations, it's  
9           going to bring in people from outside  
10          our community, it's going to generate  
11          terrible burdens on our infrastructure,  
12          it's going to be a problem for the old,  
13          it's going to be a problem for the  
14          young.

15                   The traffic study that was  
16          provided, that guy doesn't know what  
17          he's talking about because it doesn't  
18          support the opposition. I have heard  
19          it a hundred times. And I've seen of  
20          the projects that have been developed  
21          like this, what happens? None of that  
22          comes to pass.

23                   The traffic -- the hysteria that  
24          people think is gonna occur doesn't  
25          occur. The parking congestion doesn't

1 occur. People who occupy these types  
2 of multi-family residences, they're not  
3 coming from all over the place, they're  
4 coming from the local community.  
5 They're empty nesters who want to stay  
6 close to their families. They're  
7 younger people who can't afford to buy  
8 a single-family house so they want  
9 something in between.

10 The idea that this property could  
11 be developed for single-family house or  
12 even two-family houses is just  
13 ludicrous.

14 First of all, it's not even zoned  
15 for that. Secondly, not a developer on  
16 the planet would develop this property  
17 in that way when you have commercial  
18 and industrial uses directly across the  
19 street.

20 It's going to be developed  
21 commercially if it's not this project.  
22 It's going to be a large office  
23 building. It's going to be a quasi  
24 industrial use. It's going to be some  
25 kind of commercial use that's going to

1 generate far more traffic, far more  
2 parking demand. Then all of the  
3 complaints and concerns about traffic  
4 on Rockaway Turnpike are going to be  
5 realized because it will generate far  
6 worse conditions there.

7 So, all that having been said,  
8 you've heard that you have a  
9 responsibility to the village. You do  
10 have a responsibility to the village.  
11 You have a responsibility to look at  
12 this in an objective fashion, look at  
13 the empirical data, the expert  
14 testimony, the true analyses, not, you  
15 know, armchair real estate experts and  
16 traffic experts. Look at what they  
17 show.

18 Everything has shown that this  
19 project will not yield negative results  
20 for the village, and that has been  
21 confirmed by the village's own traffic  
22 consultant.

23 We ask the Board to consider this  
24 with all due deference and to grant it,  
25 but before I do, before I close, I'm

1 going to call up Mr. Lieberman.

2 Mr. Lieberman has been on this  
3 project. He's the principal. He's the  
4 prime driver of this project. He has  
5 been working on it for six years. He  
6 is so dedicated to this project that  
7 not only is he going to build it, he is  
8 going to live there if and when it gets  
9 approved.

10 So I am going to call him to put a  
11 finishing touch on this.

12 MR. LIEBERMAN: Good evening,  
13 Mayor Weinstock, Deputy Mayor Ari  
14 Brown, and all honorable trustees.

15 I'm not going to convince anybody  
16 here if the project makes sense, if it  
17 doesn't make sense. That's what not  
18 what I'm going to do. I just want to  
19 the say a couple of things.

20 First of all, nobody that spoke  
21 here is my partner. Nobody that spoke  
22 here got money to speak. I don't like  
23 innuendo, people throwing out things  
24 just to make it stick on the wall.

25 It's completely not true. So that's

1           number one.

2                   Number two, anybody who lives in  
3           this neighborhood can say whatever he  
4           wants and have his opinion, pro, con,  
5           so I don't know whether there should be  
6           any objection to people coming up here  
7           and giving their opinion as people on  
8           the opposite side of the fence give  
9           their opinion. So I think that's all  
10          nonsense.

11                   The property is two-and-a-half  
12          acres, it's not two acres. The Regency  
13          is not three acres. It's less. So  
14          those are the facts. Just stick with  
15          the facts. We don't have to argue  
16          about things which are not the facts  
17          because it doesn't make any sense.  
18          Just the facts. It was mentioned  
19          already, and I don't think I have  
20          anything new to say. I just want to  
21          give a little bit of my own feeling to  
22          this whole thing.

23                   Yes, I'm six years into this  
24          project. Now, I did do developments in  
25          the city, a bunch of developments. I

1 did do rezoning in the city. It never  
2 took me six years. I'm telling you, it  
3 took me two years.

4 Sometimes I thought I'm not going  
5 to get it, baruch hashem at the end.  
6 It works out. It always has to make  
7 sense. This project happens to make  
8 sense.

9 Why did it take six years?  
10 Besides Covid, there was other factors.  
11 We tried to not push it. We tried to  
12 grow it to make sure that everybody  
13 agrees with it.

14 We had input from the town, we had  
15 input from experts, from local people.  
16 I lived in Manhattan for 42, 3 years,  
17 and when I started the project,  
18 originally I didn't really like -- I  
19 thought, you know, maybe that's for me,  
20 but as I got more into it, I decided I  
21 want to live here, I want to be in this  
22 neighborhood.

23 When I designed this building --  
24 not personally, but my input -- I did  
25 it so it's comfortable for me. I don't

1           like to live in traffic. I don't want  
2           to be behind a car, in front of a car.  
3           But I can tell you one thing: Even  
4           though I come from Manhattan, the  
5           mannerism of driving in this town is a  
6           little bit not so nice.

7                     I always tell my wife, every time  
8           I am on the road, I let at least two or  
9           three people go in front of me, make a  
10          right, a left, come and go. Every  
11          time. I figured if everybody will do  
12          that, our traffic, we don't have to  
13          wait until it's a red light or a green  
14          light. You can let somebody go in  
15          front of you.

16                    So all these people standing on  
17          line can't make a turn on to the  
18          Rockaway Turnpike from Pearsall. You  
19          know why? Because these guys are  
20          zooming down and just don't let you in.  
21          I always let people in. So if you are  
22          all a little nicer to each other, it  
23          will be plenty, it will nice, and we  
24          can live with each other.

25                    Now, I drive the same street as

1           everybody else does. I shop on  
2           Thursday, I shop on Friday, half an  
3           hour, an hour. I have the same  
4           experience you have. I don't think  
5           it's that bad.

6                     In fact, I'm going to the city to  
7           do business and it does take me to go  
8           to the city sometimes two and a half  
9           hours back and forth. But you know  
10          what, I make my office in the town.

11                    Most people that I talk to are not  
12          going to the city anymore. I daven in  
13          Shary (phonetic), I daven in other  
14          shuls. Most people don't do that.  
15          They stay in town.

16                    So, how long it takes to go to  
17          midtown, yes, I go once a week if I  
18          have to go. It takes time. You can  
19          take the train if you don't like it.  
20          That's just a fact. We're not going to  
21          get away with it.

22                    This building is not going to get  
23          built, you think there's not going to  
24          be traffic? There is traffic. People  
25          coming in town to shop. You don't want

1 to let them shop in town? They're  
2 going to shop in town.

3 People now have four, five, six  
4 kids. They have cars. You are not  
5 going to let them -- you are going to  
6 get a new law that you can only have  
7 two cars per house anywhere in the Five  
8 Towns? Nonsense. Of course you are  
9 going to have cars. Your kids are  
10 going to get married. The town has to  
11 grow.

12 So just say don't do this, this is  
13 the beginning, you have to shut this  
14 down otherwise who knows what's going  
15 to happen. Yes, the town is going to  
16 get bigger. It's going to be good for  
17 us. Our own kids are going to be here  
18 and our parents are here. A town has  
19 to grow, and it grows nicely.

20 So when I just -- when I build  
21 this, when I'm going to build this,  
22 it's going to be nice, tranquil,  
23 beautiful. Traffic is minimal.

24 I pass by the Regency every day.  
25 Don't tell me the Regency is different,

1           it's this, it's a backyard. The  
2           Regency has a bunch of people there,  
3           more than here. I never see anybody  
4           coming out. I'm always amazed. Even  
5           before, whenever I was here in town,  
6           how come there's no traffic? I don't  
7           know why. There is no traffic.

8                     There is no reason why there is  
9           going to be more traffic here. And I  
10          don't want to have traffic myself, so  
11          if I lived here, I am in the same boat  
12          as anybody else.

13                    Now, I want to tell you something  
14          else. If it doesn't get built, I just  
15          can't build one or two-story building.  
16          As much as it sounds great and  
17          beautiful, I can't do it. It doesn't  
18          make sense. Business-wise, it doesn't  
19          make sense. The land cost too much  
20          over here.

21                    Now, there was one lady over here  
22          who was complaining it's in her  
23          backyard and front yard. She  
24          accumulated three lots to build her  
25          mega house so --

1 UNKNOWN SPEAKER: Two.

2 MR. LIEBERMAN: -- two. Okay,  
3 it's a mega house. I love your house,  
4 but I just want to say, we all live  
5 here, so it is what it is.

6 But if this building cannot be  
7 built, I cannot do anything else. I  
8 have to do it as is. And I don't want  
9 to do it. I don't want to do it  
10 because that's not what I imagined. I  
11 want to have a nice, beautiful home.

12 That's all I have to say, and I  
13 hope we can work it out. Thank you  
14 very much. Good night.

15 MAYOR WEINSTOCK: Thank you,  
16 Mr. Lieberman. Thank you very much.

17 (Applause.)

18 MAYOR WEINSTOCK: Do we have a  
19 motion to close the hearing to leave  
20 the record open for 20 days for the  
21 delivery of the written information?

22 DEPUTY MAYOR BROWN: I'm going to  
23 make it real quick. The Mayor says we  
24 have to be out in four minutes. I just  
25 want to give a little different

1 perspective.

2 A lot of people think the Board's  
3 made up their mind. We're hearing it  
4 like you're hearing it. You know, we  
5 live in the village also and we care  
6 what happens here.

7 We may have seen paperwork one or  
8 two times more but we're getting the  
9 same perspective as you are. I have a  
10 little different perspective than  
11 everybody else, and I am going to tell  
12 you how I am trying to view this thing,  
13 and maybe it will help everybody digest  
14 this.

15 They have studies and studies. If  
16 I get one more study, I'm going to jump  
17 off the four-story building.

18 But I started off in the village  
19 on the zoning board, so I understand  
20 zoning very well. I'm the chairman of  
21 architectural review. I care about the  
22 aesthetic of this village, how it  
23 looks.

24 I've been the board representative  
25 to the business improvement district

1           for 24 years now. I care about every  
2           business that comes into the village  
3           and I looked at every sign, every  
4           flower, every awning. I care about the  
5           traffic and the meters and every aspect  
6           of it. That's been my purview. I  
7           really care about this.

8                        So it happens also, I was vice  
9           chairman of the Town of Hempstead  
10          Industrial Development Agency. Every  
11          big project that happens similarly to  
12          this went through me and my board.

13                      One project in particular was the  
14          Avalon Bay projects in Rockville  
15          Centre. At the time, Rockville Centre  
16          came out against my Board in the worst  
17          way. Mary Bossart, the mayor, fought  
18          us tooth and nail. The Board did it  
19          anyway.

20                      It was so successful and so benign  
21          and so non-impactful, she literally  
22          came and said, Ari, I'm begging you, do  
23          phase two, which we did.

24                      Every town is different. Our  
25          problem is the traffic issue; it's not

1 the way it's going to look. It will be  
2 less impactful because of the way it's  
3 been designed, but our problem is  
4 literally the traffic. It drives me  
5 crazy. I walk most of the time.

6 I'm here 31 years. All of --  
7 well, six of my seven children have  
8 been born here. I care about this. I  
9 can't drive down Central Avenue. It's  
10 a good problem because we're the most  
11 successful downtown of the south shore  
12 of Long Island, if not in New York.

13 Our issue is Rockaway Turnpike.  
14 Our issue is Washington Avenue.  
15 Everything dumps on to the major  
16 arteries, West Broadway and Peninsula.

17 One of the reasons why I joined  
18 the state assembly, of course, because  
19 of the crime issue, that's our major  
20 issue, but it's also because of the  
21 issue that we're having on Rockaway  
22 Turnpike and the master plan that never  
23 happens.

24 As someone had mentioned earlier,  
25 when I first moved in, 878 was being

1 built. It was all trees and homes on  
2 there. And my predecessor, Joe Horan,  
3 who was the deputy mayor, told me about  
4 the 40s and 50s, they were talking a  
5 major plan, 878, carrying on to the  
6 Belt Parkway. That project never  
7 happened, and we got a partial fix with  
8 this 878.

9 I've been speaking with other  
10 assembly people in the other areas  
11 because this is mostly a Queens issue  
12 that impacts us, and it won't happen in  
13 my lifetime, but the talks have started  
14 to how we can address Rockaway  
15 Turnpike. It's been one of my major  
16 discussions when I've been in the  
17 assembly for the last couple of months.

18 Not much is gonna happen. This  
19 highway is not gonna be built in the  
20 next two, three, or five, or ten years.  
21 It's going to cost billions of dollars,  
22 but the discussion of working together  
23 that we don't get another Amazon  
24 happening or other construction before  
25 we each talk to one another, will help

1 us down the road.

2 Our issue, what we should be  
3 concentrating on is improving West  
4 Broadway, improving drainage on  
5 Rockaway Turnpike, and preventing maybe  
6 further construction further down, like  
7 Mr. Lipshitz said what happened to us  
8 with all those warehouses on the route  
9 to JFK that weren't there before.

10 But, again, the reason why I got  
11 up was just to say the Board hasn't  
12 made up its mind. The Board is  
13 listening to everything that we've  
14 heard and we're going to digest this  
15 because we're all residents here.

16 This isn't just a money thing.  
17 Some of us don't even care about the  
18 money issue that's going to go into the  
19 village. Is it nice? It's good, it  
20 will be used for the proper purchases,  
21 but we're looking at it and how it's  
22 going to affect us and our families.

23 Thank you all for coming here, and  
24 Thank you, Mayor, for giving me the  
25 time.

1 (Applause.)

2 MAYOR WEINSTOCK: Thank you,  
3 Ari. We appreciate the comments and  
4 the sentiment.

5 Do we have a motion to close the  
6 hearing to leave the record open for 20  
7 days for the submission of additional  
8 written materials? Do we have such a  
9 motion from any trustee?

10 TRUSTEE WASSER: I make a motion.

11 TRUSTEE ZISMAN: I second.

12 MAYOR WEINSTOCK: And second by  
13 Trustee Zisman.

14 All in favor?

15 (All trustees reply in the  
16 affirmative.)

17 Any opposed?

18 (No response.)

19 MAYOR WEINSTOCK: The motion  
20 carries.

21 Thank you.

22 I just want to take one more  
23 moment to thank the school, especially  
24 the custodians who are waiting at the  
25 door. We should have been out 15

1 minutes ago. So it was very kind of  
2 them.

3 Thank you.

4 (Whereupon, at 11:10 p.m. the  
5 above matter concluded.)

6 \* \* \* \* \*

7 CERTIFIED THAT THE FOREGOING IS A TRUE AND  
8 ACCURATE TRANSCRIPT OF THE STENOGRAPHIC  
9 MINUTES IN THIS HEARING

9

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12

DEBRA SMITH,  
COURT REPORTER

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